

CHAPTER 3

LAND USE & ZONING

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3 | LAND USE & ZONING

Land use patterns, together with zoning regulations, are key aspects of how a community functions and develops. By examining current land use and zoning regulations, we can determine what is working well and what may need to change to ensure that future growth is sustainable and that the high quality of life in Southold Town continues to be a priority.

This chapter provides an overview of land use and zoning in Southold Town and presents broad goals for future land use and zoning to achieve the vision in this plan. It describes current land use and zoning regulations to set the stage for discussion of how future development would be possible under the current regulations, also called a “buildout analysis.” The development trends affecting the Town and their influence on land use and zoning decision-making are discussed. Figures containing current land use and zoning for Southold Town can be found at the end of this chapter (see **Figures 3.24** and **3.25**). Finally, the Town’s overall goals and objectives are listed, with each hamlet receiving an individual treatment of its particular goals and objectives.

Existing Conditions

Land Use

One of the defining features of the character of Southold is its agriculture, which helps keep the Town’s economy diversified and strong. In 2015, agriculture encompassed over 10,000 acres, or 30 percent of the total land, a number that has decreased only slightly since 2000, when it was 10,500 acres. Nearly half, or more than 4,700 acres, of Southold’s agricultural lands are in fact protected from conversion to other uses. In this way, agriculture can remain a vital part of the culture and character of the Town, even as agricultural practices change and evolve.

Table 3.1 describes the approximate acreage found in 10 key land use categories.

Table 3.1 Land Use in Southold Town

Land Use	Acres	%
Residential	10,886	33
Agriculture	10,008	30
Recreation & Open Space	4,488	14
Vacant	3008	9
Transportation	2,404	7
Institutional	1,360	4
Commercial	629	1.8
Industrial	216	0.6
Utilities	236	0.7
Waste Handling	115	0.3
Total Acres	33,350	

Acreage does not include the 2,100 acres of underwater land in the jurisdiction of the Town.

This table represents the best available data on land use at one point in time, and as such is an estimate that changes over time rather than a static number.

The largest land use category in Southold is residential, primarily in single-family homes at relatively low densities, and Southold’s character is influenced greatly by the nature of this residential stock. Residential uses in Southold cover 10,886 acres, or 33 percent of the land, a 7 percent increase since 2000, when that number was 10,164 acres.

There are 13,818 housing units according to the Town’s count from February 2019. The average density of homes Town-wide is 0.4 housing units per acre (or over 2 acres for every house); however, this average density does not reflect the true density of any given neighborhood. Pockets of much higher density exist in every hamlet, as do large blocks of open space and farmland.

“Density” describes the distribution of homes and people throughout a specific geographic area, but another aspect to consider that affects the population

is how these homes are used. Most homes in the Town are lived in year-round, but a significant percentage are considered seasonal. This seasonal use varies greatly in frequency, with people using their seasonal home every weekend year-round, or for six months out of the year, or sometimes only for a few weekends in the summer, with many other variations. Homeowners, both year-round and seasonal, may also rent their homes for added income.



The second largest land use category in Southold is Agriculture, with 30 percent of the land, or just over 10,000 acres. The high percentage of Town land in agriculture reflects a cultural heritage that is valued and represents a distinguishing aspect of the North Fork of Long Island. Preservation of the rural character of the Town has been and continues to be a goal of Southold's vision for its future.



The third largest land use category is Recreation and Open Space at 4,488 acres, or 13 percent of the land, a significant increase from 1,275 acres in 2000. This category includes parks, playgrounds, playing fields, and open space created by new subdivisions. The increase over the past nearly 20 years can be attributed to the citizens of Southold Town making land preservation a priority, most notably in 1998 by the enactment of the Community Preservation Fund, a dedicated funding source for preserving land. Open space and the Town's natural beauty are important aspects of the Town's

character. The topics of land preservation and recreation are discussed in further detail in Chapter 10, "Land Preservation," and Chapter 13, "Parks & Recreation."

Vacant land, which is neither developed nor in agricultural use, accounts for 9 percent of the land, or 3,008 acres scattered throughout the Town. Transportation uses, including roads, related drainage areas, and the railroad, cover over 2,400 acres, or 7 percent of the total land area. Institutional uses, including cemeteries, schools, and government-owned land cover about 1,360 acres, or 4 percent of the total. This number is higher than might be expected due to a few significant federal government holdings including the 816-acre Plum Island.

There is a small percentage of land in commercial use at 629 acres, or 2 percent of the total. Grocery stores, shops, restaurants, offices, service businesses, and other typical commercial development occurs here, all at a small scale in keeping with the small-town character of Southold. An economic analysis conducted for Chapter 7, "Economic Development," found that some retail needs of the population are not being met by the stores in Southold. According to most residents, however, they prefer going to nearby Riverhead, a regional hub of big box stores, to having large-scale retail stores in Southold.

The amount of land in industrial uses is small, at 216 acres, or less than 1 percent of the total. The growth that has occurred in industrial uses over the past few years has been countered by some attrition, but industrial uses remain important for employment opportunities and the Town's tax base.

Zoning

The Town's land use regulations contain the zoning code with the zoning districts, and all land in the Town has been assigned a zoning district. A zoning district describes how much and what type of development may occur on the land. Some zoning districts restrict the uses that are allowed to only a few, while others allow a wide variety of uses. For example, the Residential-40 district is primarily for residential uses and little else, and the Hamlet Business district allows for a long list of uses including residential, commercial, or a mix of both.

In Southold, there are 19 zoning districts (see **Table 3.2**). Each has its own set of rules that can be found in detail in the Southold Town Code (<http://ecode360.com/SO0452>).

Table 3.2 Zoning Districts and Area Covered

District Name	Abbr.	Description	Acres*
Agricultural-Conservation	A-C	Agriculture and Residential	8,668
Residential 80	R-80	Low-Density Residential and Agriculture	5,002
Residential 40	R-40	Low-Density Residential	6,062
Residential 120	R-120	Low-Density Residential and Agriculture	686
Residential 200	R-200	Low-Density Residential and Agriculture	343
Residential 400	R-400	Low-Density Residential and Agriculture	1,064
Hamlet Density	HD	High-Density Residential	154
Affordable Housing	AHD	High-Density Residential (Moderate Income)	72
Resort Residential	RR	Resorts/Hotels/Motels/Vacation Condos	83
Residential Office	RO	Residential and Business Offices	86
Hamlet Business	HB	Commercial/Offices/High-Density Residential	148
Limited Business	LB	Commercial(limited)/Offices/Low-Density Residential	102
General Business	B	Commercial/Offices/Some Residential	154
Marine I	MI	Marinas and Related Businesses (less intense uses)	17
Marine II	MII	Marinas and Related, Hotels, Ferries (more intense)	111
Light Industrial Park/Planned Office Park	LIO	Industrial Park/Office Park	79
Light Industrial	LI	Light Industrial uses	161
Plum Island Research	PIR	Plum Island only – Research and Education	155
Plum Island Conservation	PIC	Plum Island only – Education and Conservation	437
Historic Preservation	HP	Uses suitable for adaptive re-use of historic buildings (Floating zone added in 2017)	0

* Lands used for transportation (roads, drainage), wetlands, protected open space, and underwater lands are not included in the zoning district total acreages, except R-400 includes protected lands. Industrial zones exclude land protected from development.

Residential districts make up over 94 percent of the zoning in Southold, in contrast with only 4 percent in commercial and industrial zoning.

Current land use and zoning are only part of the picture when it comes to assessing how land might be developed in the future. Additional factors that affect the land's potential for development include whether a parcel can be subdivided or whether there are environmental constraints for development (e.g., floodplains or wetlands). These factors have been evaluated using the Town's Geographic Information System (GIS) to demonstrate the future development potential in Southold.

Buildout Analysis

A buildout analysis uses the current zoning, parcel size, and other factors to estimate how much more development could occur if all the property was developed to

the fullest potential allowed by zoning. It is important to note that a buildout estimate is a theoretical maximum in that the actual future buildout may not reach the numbers in the estimate. Therefore, the buildout analysis must be considered carefully to fully understand the implications.

In assessing the buildout potential, both residential and commercial/industrial buildout were considered. The majority of the land available for new development is zoned residential, so the majority of future development will likely be new homes. In addition, although the total land area zoned for commercial and industrial uses is only a small fraction of the total land area (2.5 percent), the potential impacts of the development of that land could be significant. Most of the commercially zoned land is highly visible along main roads, and commercial uses have the potential to generate more traffic than residential uses. Therefore, evaluating all future development potential is important.

Methodology for Buildout Estimates

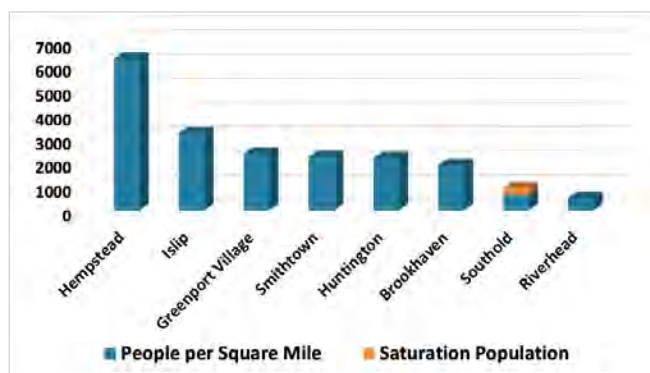
The theoretical buildout calculations exclude land that is protected, is not buildable for various reasons, and accounts for the space needed for new roads. The buildout scenario estimate for residential units was calculated by adding the buildable single and separate lots together with the estimated number of lots from land that could be subdivided in the residential zoning districts.

The full build-out scenario estimate for commercial and industrial uses was calculated using the maximum lot coverage permitted by Town Code for each zoning district (B, HB, LB, LI, LIO, MIL, RR) multiplied by the amount of buildable and available land in those zoning districts.

How Buildout Affects Population Density

Another way to understand the development density of our Town and the relative impacts of an increase in that density is to compare the people per square mile, otherwise known as population density, with that of other locations. **Figure 3.1** compares the population density in Southold with those of other places on Long Island (as of the 2010 Census). **Figure 3.1** also includes the “saturation population” for Southold, which is another way to describe the theoretical buildout population. These numbers include the seasonal populations.

Figure 3.1 Population Density Comparison: Southold to Other Places on Long Island



The full build-out scenario for residential development is unlikely to occur given the Town’s ongoing land preservation program that is supported by the Community Preservation Fund and supplemented by other land preservation programs at the county, state, and federal levels, as well as private preservation initiatives. The Town remains committed to preserving as much land as possible as demonstrated in the goals of Chapter 10, “Land Preservation.” The full residential buildout is

unlikely given our strong agricultural industry, which is diverse and adaptable, and occupies much of the land available for development.

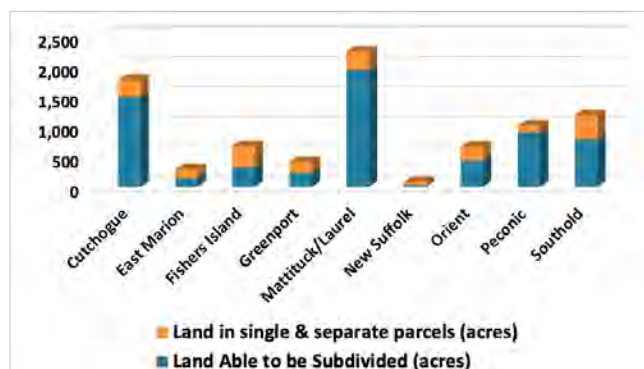
When considering potential future impacts of additional residential development, it is important to understand that nearly 40 percent of all homes currently in Southold Town are considered seasonal, meaning their owners do not live in them full time. The proportion of seasonal to year-round homes is likely to increase.

Residential Buildout

For the residential buildout, there are approximately 8,357 acres available for future residential development. Over 75 percent of this land would have to be subdivided into new house lots before new homes could be built there. Theoretically, if all of that land were subdivided to its fullest potential, another 2,538 house lots would result. Subdivision of all of the available land is unlikely to happen for several reasons discussed in more detail below. Of note with regard to residential subdivisions is the stipulation that any parcel of 7 acres or more is required to preserve 60 percent as open space. While this does not affect the number of new house lots created, it does affect the amount of land that could be developed.

The remaining land area in residential zoning that is available for development, 2,048 acres, exists as individual vacant building lots that cannot be further subdivided. They are scattered throughout the Town, some as vacant lots in existing neighborhoods, others in subdivisions that have never been developed. There are approximately 1,840 of these lots in Southold Town. The amount of land that is in single lots versus the amount that is able to be subdivided in each hamlet is summarized below in **Figure 3.2**.

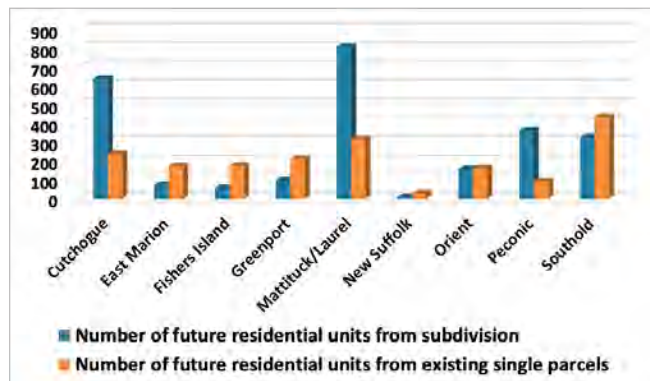
Figure 3.2 Land Available for Residential Development



By adding the potential new lots from subdivisions to the existing lots, the potential for another 4,378 single-family homes to be built in Southold is created. Nearly

half (1,840) of those new homes would be on building lots that already exist, while the remaining (2,538) would have to be created through the subdivision process before they could be developed. The amount of future residential units possible in each hamlet is shown in **Figure 3.3**. With 13,818 housing units already existing, another 4,378 homes represents a 32 percent increase in the number of homes in Southold Town (not including the Village of Greenport).

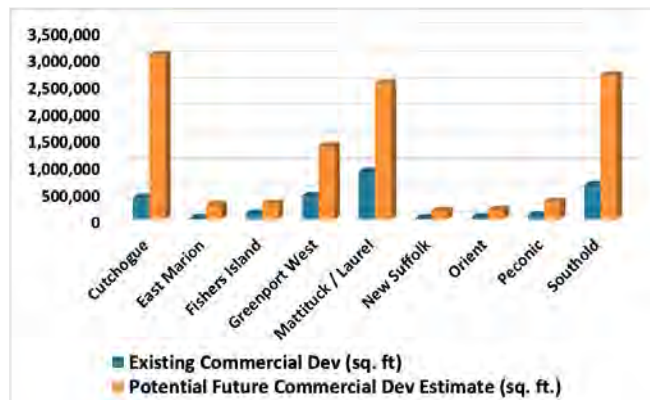
Figure 3.3 Future Residential Units Possible by Hamlet



Commercial & Industrial Buildout

The commercial and industrial build-out scenario calculates the potential square feet of commercial or industrial development as compared with the existing development. **Figure 3.4** provides the amount of existing versus total future potential square footage of commercial and industrial development by hamlet. The future potential includes the existing. As seen in the figure, several hamlets have the potential to substantially increase the amount of commercial and/or industrial square footage of building area. There are constraints on future development, one being the Suffolk County Department of Health regulations on the amount of development as it relates to the amount of sewage permitted.

Figure 3.4 Existing and Potential Future Commercial/Industrial Development by Hamlet



Cutchogue has the highest amount of potential growth, which is mainly due to a very large area of undeveloped industrial land on the north side of Suffolk County Route 48, bounded by Depot and Cox Lanes and Oregon Road, as well as a significant amount of undeveloped land zoned Hamlet Business. The second-highest growth potential is in Southold, due to the existence of over 71 acres of Hamlet Business-zoned land, much of which is currently in residential use or underdeveloped. In Mattituck/Laurel, the potential growth areas are mainly in the General Business zones towards Laurel along New York State Route 25.

It is useful to note that commercial development currently is about 24 percent of the overall potential, leaving a significant amount of growth potential in the years to come. Due to the Town's geography as a peninsula and its role as a tourist destination, future commercial development will be difficult to predict and will not necessarily follow the trends seen in other parts of Long Island.

Development Rate Trends

The rate of development is an additional factor to consider when contemplating the buildout scenario. The U.S. Census provides the total number of housing units every 10 years, providing a long view of the rate of residential development. If we look at the increase in the number of housing units each decade beginning in 1980, we can calculate the rate of development during that time. **Table 3.3** describes the numbers and percent increase in housing units during those census intervals.

Table 3.3 Housing Units Counted During the 1980, 1990, 2000, and 2010 U.S. Census

United States Census Year	# Housing Units*	Change in # of Housing Units	% Increase
1980	9,845		
1990	11,845	2,000	20
2000	12,694	845	7
2010	14,186**	1,491	11

* Excluding Greenport Village.

** Note this number is slightly different than that for Town data for existing residential dwelling units.

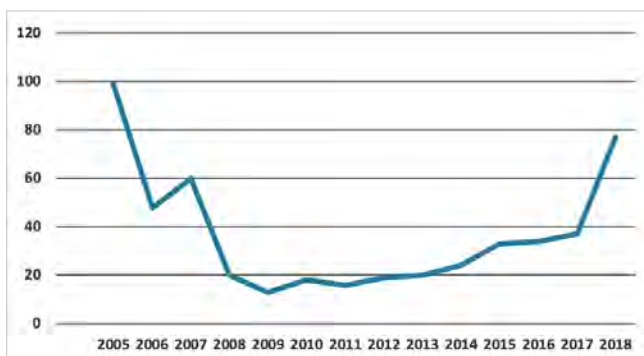
From 1980 to 1990, about 2,000 housing units were added, 845 between 1990 and 2000, and 1,491 between 2000 and 2010. The average rate of increase

in housing units every 10 years during those 30 years was 13 percent. From our own data, we know that in the 10 years between 2009 and 2018, 291 homes were added, which is a lower rate of development than in previous decades.

In addition to the data from the U.S. Census, Southold Town has closely tracked its overall land development as compared with land preservation since 2004, with a goal to preserving as much land as possible, particularly on larger tracts in the target zones of AC, R-80, and R-40 zoning districts, where the majority of the Town's farmland is located. According to the Town's tracking report, from 2004 to 2018 the total amount of land that was developed was 519 acres, with 2,218 acres preserved. During that same time from 2004 to 2018, 168 new house lots were created by subdivisions in the target zones. That number would likely have been much higher had it not been for land preservation efforts by the Town and other entities. Chapter 10, "Land Preservation," contains more detail about these efforts.

The rate of development can also be measured by the number of building permits issued for new construction each year. The trend shows that the rate is rising from a low point of 13 in 2009, with numbers up almost 100 percent in 2018 from the year before (see **Figure 3.5**).

Figure 3.5 Number of Residential Building Permits for New Construction*



* Measured by building permits for new residential construction per year.

The rate of development data shows that the theoretical buildout scenario would take many years to accomplish. Another consideration is that much of the land available for development is in agricultural use. Of the 6,310 acres that could be subdivided into more lots, 5,200 or 82

percent are in agricultural use. Since 1995, the amount of agricultural land has remained steady at about 10,000 acres, which demonstrates the industry's ability to adapt over time and remain viable. The continued robustness of the agricultural sector will slow the conversion of land from agriculture to residential development. In addition, continued land preservation will mean less available land for development. With these two factors in place, the actual buildout will likely be lower than the numbers identified in the buildout analysis. Chapter 9, "Agriculture," and Chapter 10, "Land Preservation," cover these topics in more detail.

The rate of commercial and industrial development is not easily tracked due to a lack of available data. While knowing the past trends would be helpful, they would not necessarily predict the future. The growth potential identified in the buildout analysis is the best indicator of what is possible over time. Analyzing it to identify potential future impacts and to inform future zoning and land use planning is a good starting point. For example, the transportation analyses performed for the plan took into account the commercial/industrial buildout figures as a way to estimate future traffic in the area.

Handling Future Development

Although future actual buildout is expected to be much lower than the theoretical buildout, especially in terms of residential development, there will be significant growth over time. The Town must take steps to ensure it is prepared to handle the increased pressure on its resources. The land use regulations and zoning as they are today have served the Town well; however, most of the regulations are 30 years old. They must be closely evaluated to ensure that the balance between quality of life and economic prosperity is maintained. In addition, economic and demographic changes must be anticipated, and the land use regulations updated appropriately to reflect those changes.

Below are broad goals that will help the Town prepare for the challenges ahead. Subsequent chapters in this plan deal with these goals in more detail and include a closer look at the Town's transportation and infrastructure, environment, water quality and quantity, economy, housing, agriculture, land preservation, human services, natural hazards, and parks and recreation.

GOALS AND OBJECTIVES: TOWN-WIDE



This section contains goals that apply Town-wide. Most of the Town-wide goals are also applicable to individual hamlets. The first 3 goals have specific objectives that relate directly to land use and zoning. Goals 4 through 13 are broad. Each has an entire chapter in this plan dedicated to that topic with specific goals and objectives.

Goal 1: Update Town Code

Revise the Town Code, particularly the Zoning Chapter and other Land-Use-related chapters, to be easier to use.

Improve clarity, eliminate inconsistencies, and update obsolete wording where needed.

Refer to other chapters of this Comprehensive Plan for additional recommendations regarding updating the Town Code.

The following are objectives that will help achieve the goal of updating the Town Code to make it easier to use, with more clarity and consistency. Other objectives may be added during the implementation phase of the update.

Objective 1.1

Add a table to the Zoning Chapter listing all the permitted uses in the left column, and each zoning district across the top.

Objective 1.2

Re-write each zoning district to eliminate the need to refer to other zoning districts for the complete list of uses.

Objective 1.3

Eliminate inconsistencies and contradictions within the Town Code. The following are two examples:

- A** | Farm stand rules are listed in two places with different standards.
- B** | Exterior lighting rules are listed in two places with different standards.

Objective 1.4

Review definitions.

- A** | Ensure definitions are consistent among chapters.
- B** | Define all uses listed under Permitted, Special Exception, Accessory Uses in the Zoning Chapter.

Objective 1.5

Change obsolete terminology to more easily recognizable terms.

- Example: Substitute “car wash” for “automobile laundry.”

Objective 1.6

Revise the code to provide more clarity about the development process, including but not limited to the following:

- A** | Site Plan Applicability Section to provide more clarity on when a site plan is required.
- B** | Landscaping requirements on commercial and industrial sites.
- C** | Parking schedule.
- D** | Special Exception Uses.
- E** | Residential Site Plans.
- **Responsible Parties:** Planning Board
- **Funding:** Grants

Goal 2: Review and Update Zoning Town-Wide

Ensure that the existing zoning is appropriately located, uses are of the appropriate scale and intensity for the location, and all are consistent with the other goals of this plan.

Zoning must achieve a balance between the built and natural environment, and between commercial and residential uses, while allowing for the strengthening of the economy. The economy and demographics of Southold and the region have changed significantly since 1989 when most of the current zoning was put in place. Since then, incremental changes to those zoning districts have helped the code adapt; however, a more thorough and comprehensive look at the zoning is warranted to ensure it achieves balance, supports economic development in the appropriate locations at the appropriate scale, and protects quality of life.

This goal relates to Chapter 5, “Community Character,” and Chapter 7, “Economic Development,” as well as to goals from previous plans including the Hamlet Stakeholders’ work from 2005 to 2009, and the public input from meetings on land use held in 2014 and 2015, during which people attending the meetings expressed concern about the distribution and uses in some of the current zoning districts.

Following is a list of objectives that will help achieve this goal. Other objectives may be added during the implementation phase of the update.

While no parcel-specific zone changes are proposed in these objectives, the types of zoning and circumstances that may be considered for future changes are identified. Any changes to specific zoning or parcels would happen after this plan is adopted, during the implementation phase of the plan. All potential changes would only be contemplated after considerable analyses, public discussion, and public hearings are conducted.

Objective 2.1

Review zoning for commercial and industrial districts.

A | Hamlet Centers Zoning Update

- 1 |** Strengthen the hamlet centers through innovative, mixed-use zoning with consideration given to design standards.

This objective is related to issues discussed in Chapter 5, “Community Character,” and Chapter 7, “Economic Development.” Each hamlet center has a level of economic activity that is tied together with a unique character that the residents of each hamlet have expressed a strong desire to maintain. Introducing a more flexible type of zoning based on design standards in the hamlet centers could help retain community character better than that currently in place, while also encouraging businesses to expand or locate in the hamlet centers by making it easier to do so.



Mattituck Hamlet Center

Current zoning rules have strict requirements for building setbacks that must be applied the same way to all parcels regardless of size or shape. Parcels in the hamlet centers are typically small, and some are narrow in width, making their development challenging with this “one-size-fits-all” approach. New businesses such as retail stores that could bring much-needed foot traffic to a hamlet center are drawn away from the hamlet centers in search of parcels that are easier to develop.

Changing the code in the hamlet centers to allow for more flexibility in use and design could retain and attract thriving businesses that generate and support foot traffic in the hamlet centers, and in turn lead to a stronger local economy. Relying more on design standards and less on traditional bulk schedule requirements will introduce flexibility in zoning by using scale, form, and function to determine the size and location of new commercial buildings.

Analyses required to investigate design standards in the hamlet centers:

- a |** Inventory, review, and analyze candidate parcels for the following:
 - Size
 - Shape

- Current use
- Surrounding uses
- b |** Comparison models of potential impacts of proposed changes to the code:
 - Intensity of development
 - Traffic
 - Building sizes, lot coverage
 - Sanitary flow
 - Tax base analysis
- c |** Model each hamlet center for overall size and other adjacent zoning and uses.
- d |** Parking assessments for each hamlet center.
- 2 |** Provide for different levels of intensity for certain uses in the hamlet centers based on the available infrastructure.

Finding a solution to the one-size-fits-all zoning in the hamlet centers was a frequent concern among the Hamlet Stakeholders and the public during input meetings about this plan. It is important to recognize that each hamlet is unique in scale and supporting infrastructure and adjust the code to account for those differences. This approach will help protect the community character of the hamlets.

As each hamlet center has a different level of supporting infrastructure that defines what level of build-out could or should occur, infrastructure initiatives should be evaluated on an individual hamlet basis. In addition to stormwater, public water supply, electricity and natural gas service, and communications networks, “infrastructure” includes amenities like parking. Some of the hamlets have municipal parking lots, and some have very little public parking. Most hamlets have public water available, but not all of them do. For those areas that have less infrastructure, some uses allowed in the hamlet centers may be too intense and result in an erosion of the quality of life for residents. Currently the zoning does not identify the appropriate level of infrastructure for most uses.

An analysis of the appropriate level of infrastructure required for the various uses would provide guidance on where the code might be amended to account for the differences among hamlet centers. Once identified, conditions or performance requirements could be added to some of the more intense uses to ensure they are

located only in places that can support them. For example, a laundromat is a permitted use in the Hamlet Business zone and such a use consumes a large amount of water. The requirement that a laundromat be permitted only if public water is available could be added to the code.

Analyses required:

- a |** Examine each permitted use in the hamlet centers for impacts, including traffic, parking, water use, noise, and lighting.
- b |** Inventory the infrastructure in each hamlet center.
- c |** Identify those permitted uses that have impacts large enough to require certain levels of infrastructure (land area, public water, etc.).
- 3 |** Assess the code for parking requirements in relation to public parking in hamlet centers to ensure there is enough and that it is at a scale and size that is appropriate for each hamlet.

Public parking in hamlet centers, whether on public streets, or in municipal parking lots, benefits the Town’s economy by providing ample space for the vehicles of customers of local businesses.

 - a |** Create a Municipal Parking Fund for maintenance and acquisition of public parking facilities, where appropriate.
 - Analyze the feasibility of a fee in lieu of parking provided on site for commercial site plans.
 - b |** Consider adding “Parking” as a permitted principal use in the hamlet centers to promote future private development of parking facilities.
- B |** Business Corridors Outside Hamlet Centers Zoning Update
 - 1 |** Create a new zoning district for commercial and industrial uses along the major roads outside the hamlet centers.

The parcels along the major roads of State Route 25 and County Route 48 that are located outside the hamlet centers contain a variety of zoning districts and uses. Locating certain commercial uses outside of hamlet centers can have a dampening effect on the vitality of those hamlet centers. The dampening effect occurs when businesses that would have

generated foot traffic in a hamlet center (e.g., retail, restaurants) choose to locate far outside the hamlet center where land is less expensive. This draws customers to locations reachable only by car, leaving empty sidewalks and empty storefronts in the hamlet center. The zoning in these outlying areas must be analyzed to ensure that they encourage uses that are suitable for being located outside the hamlet centers and discourage uses that are best located in the hamlet centers.

Focusing retail development in the hamlet centers has been a recurring goal in the Town's plans and studies throughout its planning history. Past planning documents, including the 2007–08 Hamlet Stakeholders Initiatives, identified the need to address this issue. This objective also relates to goals in Chapter 5, "Community Character," and Chapter 7, "Economic Development."



Commercial zone outside hamlet center

One solution to this issue would be to create a new zoning district for those commercial parcels outside the hamlet centers. This new district would include a range of existing uses that would be suitable for location outside the hamlet centers and would exclude the uses that are needed in the hamlet centers. Permitted uses could include service businesses, contractors' yards, and offices, among others. This goal could potentially be achieved by creating more than one new zoning district, or by employing a combination of existing and new zoning districts.

Analyses required:

To identify which parcels would be considered for a new zoning district, and which permitted uses would be included in the new zoning district(s), the following analyses must be conducted:

a | Inventory, review, and analyze parcels that could be candidates for this new zoning district, generally those along State Route 25 and County Route 48, outside the hamlet centers. Consider the following:

- Size
- Current use
- Surrounding uses
- Potential impacts of proposed permitted uses versus impacts of current uses (permitted and existing)
 - » Traffic
 - » Noise
 - » Light

b | Create models to analyze potential effects of different uses:

- Lot coverages/building sizes, setback requirements, landscape coverage—comparison of old and new zones
- Parking requirements
- Tax base analysis

2 | Revisit the bulk schedule and parking requirements for commercial and industrial zoning districts

The bulk schedule is a table that lists the parameters for each zoning district such as the minimum lot size, the lot coverage (the amount of land a building can cover), the distance from the property line a building must be located (known as setbacks), and the amount of landscaping that must be placed on a parcel. The size of new buildings and parking lots is controlled, in part, by the bulk schedule of the zoning code. Theoretically, the bulk schedule sets limits on the amount of development to prevent overbuilding on any one parcel.

It has become apparent that the bulk schedule's parameters could use an overhaul to improve both their usefulness in preventing overcrowding of commercial sites and the clarity with which they are administered. Parking requirements are linked to the outcome of commercial development projects, and the Town regulations for parking require a similar overhaul and analysis.

a | One parameter is the "minimum lot size per use," which states the minimum size a parcel must be for each use. An example of this is the General Business (B) zoning district, which has a minimum lot size per use

of 30,000 square feet. Two permitted uses such as a restaurant and a retail store would require a parcel of at least 60,000 square feet for both to be allowed on one lot.

A clarification in the code of how to apply the minimum lot size per use is needed. Currently the Town relies on a 2004 interpretation by the Zoning Board of Appeals known as “the Malon decision.” This interpretation stated that the minimum lot size per use in the bulk schedule for the General Business (“B”) Zone applied to each building, rather than each business in that building. In the example above, the restaurant and the retail store could both be located on a parcel of 30,000 square feet rather than 60,000 square feet if they were both in the same building.

An interpretation such as this is often an indication that the wording of the zoning code needs to be clarified either to match the interpretation, or changed to reflect the intent of the legislative body (the Town Board).

- b |** Re-evaluate the minimum lot size, setbacks, and maximum lot coverage in the bulk schedule of the Town Code for all commercial and industrial zoning districts.

Addressing the larger issue of the effectiveness of the bulk schedule, the intent of which is to regulate the size and impact of uses on a site, is another important review that must be done for the entire bulk schedule.

- c |** Transitional Zoning Update—Evaluate, identify, and improve transitional zoning areas where necessary and feasible.

Transitional zoning areas are those that shift from a commercial/industrial zoning district to a residential zoning district. Ideally, a zoning district would exist between the two that would allow for a lower-impact commercial use that could be next to a residence without interfering with the residents’ quality of life.

An example of transitional zoning in current Southold Town Code is the Residential Office zoning district, typically located on the outskirts of a hamlet center.

This zoning district allows only low-impact uses such as a professional office, thereby providing a transition between the Hamlet Business zoning of the

hamlet center and the residential zoning outside the hamlet center.

In some cases, very old development patterns exist where it is not possible to create an ideal transition; however, there may be places in town where the transition zoning can be improved.

- 1 |** Evaluate the uses allowed in existing transition zoning districts (Limited Business, Residential Office) to determine whether they require any updates to ensure they function as transition zones. Optionally, consider a new transitional zoning district.
- 2 |** Identify areas with transitions from commercial/industrial to residential that lack transitional zoning to determine whether it can be added.
- 3 |** Evaluate areas with transitional zoning or transitional uses to determine whether some other zone is more appropriate given the current pattern of land use.

Analyses required:

- a |** Identify all areas of transition in zoning districts and uses.
- b |** Identify current use of all involved parcels.
- c |** Existing and potential new transition zoning districts:
 - i |** Identify uses and their impacts
 - Traffic
 - Noise
 - Building size and scale
 - ii |** Evaluate and model minimum lot size, maximum lot coverage, and setback and parking requirements.

- d |** Marine Zoning Update—Evaluate the uses and bulk schedule of the marine zoning districts (MI & MII) to ensure they continue to support the goals of the Town.

The marine zoning districts provide a means of access to the water through both public and private facilities. These zoning districts were created to ensure there is ample public access to the water, while balancing the need to protect the fragile environment of the shorelines and waterbodies. Consult the Local Waterfront Revitalization Program document, incorporated by reference into this plan, for specific recommendations, and conduct new analyses of the existing marine zoning, permitted uses and the bulk schedule.

E | Split-Zoned Parcels

Split-zoned parcels are those that are located in more than one zoning district. An example would be a parcel that is partially in the B zone and partially in the R-40 zone. Currently, the Town Code provides little guidance on how to apply the bulk schedule in the case of split-zones.

- 1 | Clarify the Town Code with respect to split-zoned parcels and how the bulk schedule is applied.
- 2 | Consider re-zoning to reduce or eliminate split-zoned parcels where appropriate.

Analyses required:

- a | Identify all parcels with split-zoning.
 - Determine the amount of land in each zoning district, and whether it conforms to the bulk schedule.
- b | Identify all uses on split-zoned parcels and whether they are conforming.

F | Light Industrial Zoning Districts

With the potential for traditional light industrial uses in Southold dwindling, consider revising these zoning districts, especially those close to hamlet centers, to accommodate new uses or mixed uses. Example: artist live-work development that provides artist housing, studio workspace, and gallery space.

🎯 Objective 2.2

Review zoning for residential districts.

A | Water Quality

Find ways to mitigate the impacts to groundwater from new residential development and subdivisions, including quantity and quality of drinking water and surface water quality. This topic is explored fully in the Water Resources section of Chapter 6, "Natural Resources & Environment."

B | Size of Future Homes

- 1 | Revisit the lot coverage in the bulk schedule for residential districts, especially as it relates to larger lot sizes and those located within Special Flood Hazard Areas.

Currently a 5-acre lot would allow for a home of up to 80,000 square feet on two floors. While that might seem extraordinary, other towns on the East End have seen extremely large homes, and have taken measures to address the situation. One solution could be to revise the lot coverage

percentage so that there is a sliding scale where larger lots have a lower percentage of lot coverage. In Special Flood Hazard Areas, the lot coverage could be lowered even more to limit the amount of potential damage from flooding.

- 2 | Revisit the setbacks and maximum building height, especially on non-conforming lots, to ensure that neighboring homes are not adversely affected by new houses.

Setbacks are the minimum distance a building must be from the property line. Non-conforming lots are lots that are smaller than the minimum lot size in the zoning district. Some are very small, and if the building is too close to the property line and/or too tall, it can block sunlight to a neighboring home and be out of proportion and character with the rest of the neighborhood.

C | Transient Rentals

In 2014, new types of transient rentals were introduced into the area, facilitated by websites such as AirBnB, VRBO, and Homeaway.com. Many homes are being purchased by investors and used solely for this purpose, leading to an erosion of community and tranquility of residential neighborhoods, and reducing the available inventory of homes available for year-round rental. This can also be considered a commercial use in residential zone: it reduces the viability of commercial bed and breakfast operations and local hotels.

Limit transient rentals to preserve the quality and tranquility of residential neighborhoods.

D | Agriculture

The residential zoning districts are identical to the Agricultural Conservation (AC) zoning district in their list of permitted uses. As such, agriculture is permitted in most residential zones, and houses are permitted in the AC zone. Generally, agriculture and residences peacefully coexist.

As the agriculture industry evolves, however, so must the Town Code evolve to recognize the variety of new business models being used. The goal is to provide a balance between supporting agriculture and ensuring neighborhoods are protected from large adverse impacts. This can be achieved by assessing the appropriate scale and intensity relative to the proximity to residences, particularly of retail and similar uses that can draw large numbers of people and the availability of necessary

infrastructure such as on-site parking and access to major roads, and ensuring the Town Code is revised to address these issues.

This topic and related goals and objectives are covered in more detail in Chapter 9, "Agriculture."

E | Commercial Uses in Residential Districts (Pre-Existing Non-Conforming Uses)

A use is considered pre-existing non-conforming if it existed at a specific location prior to the current zoning, and is not a permitted use in that zoning district. They are created when the zoning is changed on a parcel that has an existing use on it that is not allowed in the new zoning district. In some cases, the uses that surround a parcel with a pre-existing non-conforming use may have changed to such an extent that a different zoning district that allows the existing use might be appropriate.

Review all parcels with pre-existing non-conforming uses to determine whether a zoning change to make the use conforming is appropriate.

- **Responsible Parties:** Planning Board, Town Board
- **Funding:** Grants to fund the analyses necessary for each objective

🎯 Objective 2.3

Review need for new zoning districts.

New zoning districts may be created where existing zoning districts do not achieve the goals of this plan.

Plum Island



Plum Island Lighthouse

In 2013, the Southold Town Board created two new zoning districts for the purposes of applying zoning to Plum Island for the first time in its history. These districts are the Plum Island Conservation District, and the Plum Island Research District. The Plum Island Planning Study of July 2013 supports these new zoning districts and is on file with the Southold Town Clerk.

Historic Preservation

In 2015, the Southold Town Board created a new zoning district, to be landed on parcels with historically significant buildings to encourage the adaptive re-use of the buildings to preserve community character. This was prompted by a number of church consolidations, causing iconic church buildings to be put up for sale and face possible demolition.



Laurel School

🎯 Goal 3: Enforce the Town Code

Land use regulations contribute to protecting Southold's community character and quality of life. Most people comply with those regulations voluntarily; however, occasional reminders are necessary. During every public meeting conducted as part of this comprehensive plan update, the topic of code enforcement was raised.

Southold Town will continue to enhance its ability to enforce its regulations.

🎯 Goal 4: Improve Traffic Congestion and Safety

Ensure infrastructure supports Town residents and businesses.

Traffic congestion and pedestrian safety are priority issues for residents. Increases in tourism have meant an

increase in traffic in Southold. Speeding, whether it be through a hamlet center or down a quiet side street, is a complaint heard from residents all over Town.

- Find solutions to the traffic problems experienced during the summer and fall busy seasons.
- Increase opportunities to travel to and from Southold without a car, including expanded train and bus service.
- Protect the safety of pedestrians by finding ways to calm traffic, especially where roads such as State Route 25 pass through areas with a concentration of pedestrian activity, such as hamlet centers.

Infrastructure refers to the street, parking, and utility networks that serve the residents and businesses in the Town.

- Ensure the infrastructure supports the residents and businesses of Southold Town.

This topic and related goals and objectives are covered in more detail in Chapter 4, “Transportation & Infrastructure.”

Goal 5: Protect the Town Character

Southold retains much of its small-town charm.

Many factors contribute to quality of life; these include the Town’s scenic, cultural, and natural resources.

This topic and related goals and objectives are covered in more detail in Chapter 5, “Community Character.”

Goal 6: Protect and Enhance the Town’s Natural Resources and Environment

The importance of managing and preserving Southold’s natural resources while promoting responsible user experiences is paramount in maintaining the quality of life within the Town.

- Protect groundwater and surface water quality and quantity.
- Protect land-based natural resources including agricultural soils and natural habitat for wildlife.

This topic and related goals and objectives are covered in more detail in Chapter 6, “Natural Resources & Environment.”

Goal 7: Economic Prosperity

Facilitate the growth of existing businesses, and encourage new businesses for stable and sustainable employment.

This includes agriculture, aquaculture, health care, renewable energy, tourism, light industrial, retail/service-based and the maritime-related industry. Balance economic prosperity with maintaining a high quality of life, the environment, and the unique character of the communities.

This topic and related goals and objectives are covered in more detail in Chapter 7, “Economic Development.”

Goal 8: Enable the Creation of Attainable Homes

The Town must take steps to facilitate the creation of attainable housing in Southold.

There is a housing crisis in Southold Town. The prices of most homes, to purchase or rent, have increased beyond the ability of many residents to pay.

This topic and related goals and objectives are covered in more detail in Chapter 7, “Economic Development,” and Chapter 8, “Housing.”

Goal 9: Retain and Advance the Business of Agriculture

Agricultural uses occur on 30 percent of the land area in Southold Town, are important to the economy, and represent vital elements of the community’s character.

This topic and related goals and objectives are covered in more detail in Chapter 9, “Agriculture.”

Goal 10: Continue to Preserve Farmland and Open Space

Southold’s character is created in large part by its open spaces, including farmland, natural lands, and parks.

Protecting these assets has long been a goal of the Town. Land preservation priorities include retaining large blocks of uninterrupted farmland, and preserving environmentally sensitive lands and woodland. Lands for recreation and public gathering are also important.

This topic and related goals and objectives are covered in more detail in Chapter 10, “Land Preservation.”

☉ Goal 11: Continue to Provide Quality Human Services

To meet the needs of its citizens, the Town should continue to fund its rich array of programs and resources for people as well as seek to improve their lives through additional resources.

This topic and related goals and objectives are covered in more detail in Chapter 11, “Human Services.”

☉ Goal 12: Prepare the Town for Natural Hazards

Southold Town is subject to natural hazards, including hurricanes, flooding, and sea level rise, which can imperil human lives, property, and the environment.

Planning and preparing for natural hazards, including the preparation of a coastal resiliency plan, will help save lives and property.

This topic and related goals and objectives are covered in more detail in Chapter 12, “Natural Hazards.”

☉ Goal 13: Provide Quality Parks and Recreation Opportunities in the Town

Southold offers a diversity of recreational opportunities, from public tennis courts and playing fields, to nature trails and beaches.

The Town also provides a recreation program with a well-rounded offering of classes and workshops. Southold plans to continue offering a variety of recreational experiences and programs to meet the diverse needs of the community, and to maintain its existing parklands, open spaces, beaches, and recreational facilities. Additional recreational land may be obtained where feasible and necessary.



Town park in Peconic

This topic and related goals and objectives are covered in more detail in Chapter 13, “Parks & Recreation.”

GOALS AND OBJECTIVES: HAMLETS

Next follows a discussion for each hamlet, including a summary of land use and zoning. The hamlets are Cutchogue, East Marion, Fishers Island, Greenport West, Mattituck/Laurel, New Suffolk, Orient, Peconic, and Southold. For ease of reference, the order of hamlets in this section is alphabetical.

Included in these hamlet-specific discussions are the long-term goals identified in the 2007–08 Hamlet

Stakeholder Initiatives, as well as current issues identified by the public over the course of the many meetings that have been held for this plan. Reviewing each hamlet separately will show that there are similarities among all the hamlets, but that each hamlet has its own individual character. The unique nature of each hamlet will need to be considered in future zoning and land use decisions.

Cutchogue



Cutchogue Diner

Cutchogue hamlet is located in the western half of the Town and stretches from the Long Island Sound across the entire width to the Peconic Bays. It is bordered on the west by Mattituck, on the east by Peconic, and New Suffolk on the south. Cutchogue is the one of the largest of the 10 hamlets with 6,322 acres.

Nearly half of the land in Cutchogue—3,125 acres—is agricultural, a use that greatly influences the community character of the hamlet. Its historic buildings also lend a sense of place, with the library, Village Green, and surrounding historic buildings forming the center of the historic hamlet.

Residential land uses cover nearly a third of the land in Cutchogue, with the majority being single-family homes located south of State Route 25.

Transportation is the third largest land use category at 387 acres or 6 percent of the total. In 2007, the Cutchogue Hamlet Stakeholders identified traffic as the hamlet's most pressing issue. Traffic congestion on State Route 25, traffic safety at intersections, and pedestrian safety, particularly along State Route 25, were all listed as issues of concern.

The hamlet includes 372 acres of land categorized as recreation and open space. Such uses include two golf courses—a small public course and a large private one—as well as parcels such as the Downs Farm Preserve.

Most commercial uses are located along State Route 25, with a few scattered along County Route 48. These commercial areas include the hamlet center, which contains the post office, restaurants, and various shops and services. The hamlet center is notable in that there is a significant amount of Hamlet Business-zoned land that is currently undeveloped, so its growth potential is higher than that of other Southold hamlet centers. In addition, despite having one of the

busier commercial areas in the Town, Cutchogue's hamlet center has retained a lot of its historic character and small-town charm due to the re-use of many of its historic buildings by businesses like banks and public uses like libraries.

Cutchogue has a second commercial area that is disconnected from the hamlet center. Located on State Route 25, it contains a typical small shopping center anchored by a large grocery store, with other businesses stretched along the main road in both directions.

Cutchogue contains the largest industrial area in the Town, an industrial park located in the area north of County Route 48 between Depot and Cox Lanes. This area represents significant growth potential for the Town's tax base due to the relatively large amount of undeveloped land in the park. The land use category of waste handling encompasses 78 acres, which includes the Town-owned transfer and recycling station.

A complete list of land uses and corresponding acres and percentages in Cutchogue are in **Table 3.4**.

Table 3.4 Cutchogue Land Use

Land Use	Acres	%
Agriculture	3,125	49.4
Residential	1,792	28.3
Transportation	387	6.1
Vacant	373	5.9
Recreation & Open Space	372	5.9
Commercial	88	1.4
Waste Handling & Mgt	78	1.2
Institutional	64	1.0
Industrial	38	0.6
Utilities	3	0.0
Total Acres	6,322	

Zoning in Cutchogue

In Cutchogue, 12 of the 19 zoning districts are represented, with the Agricultural Conservation district covering 3,765 acres, or 60 percent of the land, and the Residential 40 and 80 covering most of the rest of the land. Cutchogue is one of only two hamlets to contain Light Industrial Office zoning, which is located in the industrial park north of County Route 48, between Cox Lane and Depot Lane. There is significant Hamlet Business-zoned land that remains undeveloped along Griffing and North Streets. Commercial buildout of

this land will expand the focus of the Hamlet Center Business District.

Table 3.13 at the end of this chapter shows zoning in the hamlets of Southold Town.

Buildout Analysis for Cutchogue

The theoretical buildout potential for Cutchogue can be estimated by looking at the current land available for development and the zoning.

There are approximately 1,783 acres of land available for development in Cutchogue. Of those, 1,496 acres could be further subdivided. Theoretically, if all were subdivided to their full yield, an additional 640 residential building lots would be created. The remaining 286 acres of land already exist as 239 individual residential building lots. Added together they represent the theoretical buildout potential for Cutchogue of 879 additional housing units.

Only 27 percent, of those possible additional housing units would be on house lots that already exist, while the other potential house lots would have to be created through the subdivision process.

Commercial and industrial development in Cutchogue is at 13 percent of the potential amount that would be allowed under the current zoning. At a little over 400,000 square feet, Cutchogue has the fourth largest amount of existing commercial/industrial building area in the Town. Under current zoning, if all of the land that is zoned for this use were developed to its full potential, the result could be eight times the existing amount of commercial building area. This large amount of potential future commercial/industrial development is mostly due to the large undeveloped parcels in the industrial park north of County Route 48. **Figure 3.4** (in the “Buildout Analysis” section of this chapter) illustrates the amount of existing and potential future commercial and industrial development in Southold Town, by hamlet.

These buildout numbers are estimates based on the best available data. Many factors influence how much land will be subdivided, and how many homes will

actually be constructed in the future. These factors include the ongoing land preservation program, as well as the fact that while much of the land that is theoretically available for residential development due to its zoning, it is already being actively used for agriculture in Cutchogue and might never be converted to home sites. See the buildout analysis discussion in the first section of this chapter for more discussion on this topic.

Goals/Issues for Cutchogue

Preserving farmland and farming are important for the future of Cutchogue, as are historic preservation, and making sure new commercial development is at a scale consistent with the small-town character of the hamlet center. Residents identified traffic as one of their main concerns, especially traffic safety.

- A |** Preserve farmland and the business of agriculture. This goal is addressed in more detail in Chapter 7, “Economic Development,” Chapter 9, “Agriculture,” and Chapter 10, “Land Preservation.”
- B |** Ensure future commercial development in the hamlet center is at a scale consistent with the historic hamlet’s character. This goal can be met through the implementation of Goal 2 of this chapter, which calls for a Town-wide review and an update of the zoning code, and by creating design standards as identified in the goals of Chapter 5, “Community Character.”
- C |** Ensure future development in and near the hamlet center reflects a walkable community by including pedestrian infrastructure. This issue is addressed in Chapter 4, “Transportation & Infrastructure,” which contains a goal to adopt a Complete Streets policy that would include improving pedestrian infrastructure.
- D |** Improve traffic safety and congestion in the hamlet through traffic calming and other measures. Details from the Hamlet Stakeholders’ recommendations are included in Chapter 4, “Transportation & Infrastructure.”

Figures 3.6 and 3.7 identify land use and zoning for Cutchogue.

Figure 3.6 Cutchogue Land Use Map

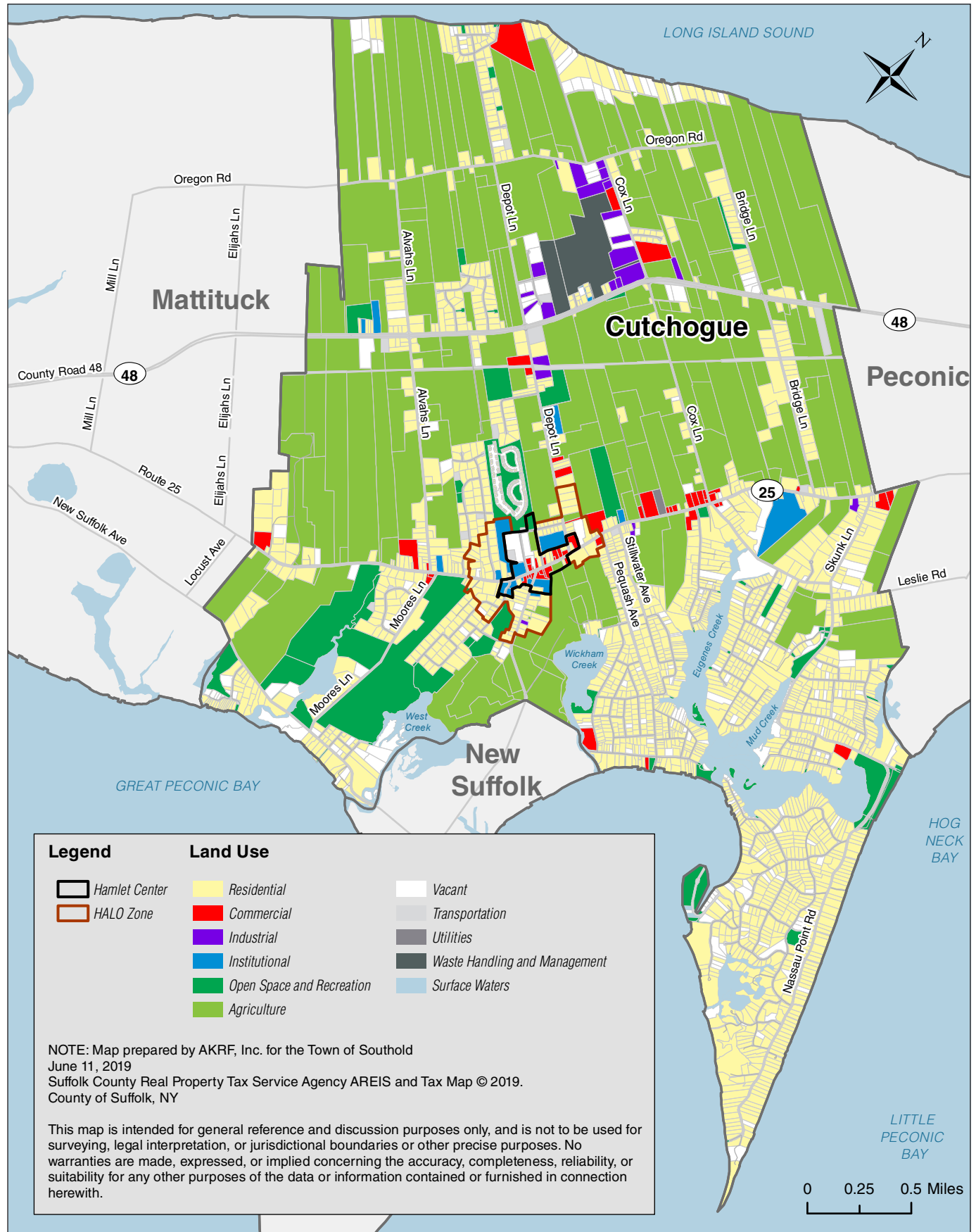
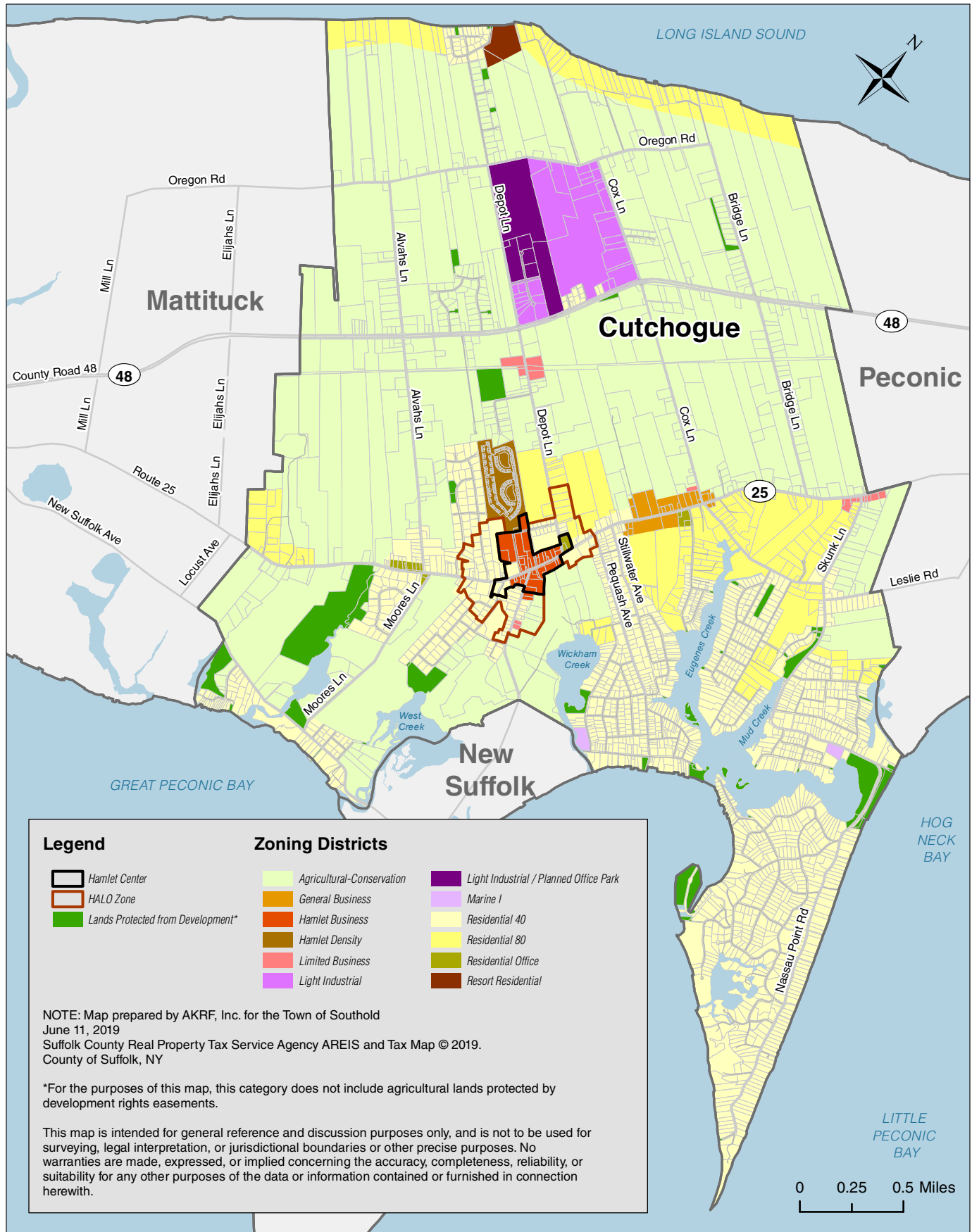


Figure 3.7 Cutchogue Zoning Map



East Marion



Church in East Marion

The hamlet of East Marion is located in the eastern half of the Town. It is bordered on the west by Greenport West and on the east by Orient. To the north is the Long Island Sound, and to the south is Orient Harbor. East Marion is one of the smaller hamlets, with 1,412 acres.

Most of the 1,412 acres of land in East Marion is in residential use at 589 acres or 41 percent, and most are single-family residences. The historic homes along State Route 25, together with the various enclaves of homes along both Long Island Sound and the Peconic Bay, with their beaches and open spaces are a major part of East Marion's unique character. East Marion is a popular vacation home destination with over 50 percent of its 863 houses characterized as seasonal in the 2010 Census.

The next largest category of land use is recreation and open space at 19 percent. Most of the 269 acres in this category are considered "open space," or land that must stay free of buildings and other development. Parkland such as the Ruth Oliva Preserve at Dam Pond Preserve, and the open spaces in Pebble Beach Farms subdivision fall into this category. Active recreation areas such as Old Schoolhouse Park are also in this category.

East Marion has a small but active farming community, which adds to its rural character. There are 157 acres in agricultural use in East Marion, or 10 percent of the land. Streets and related transportation uses cover about 8 percent of the land. There is no train station in

East Marion, but there are both public and private bus services in the hamlet.

The very small business district in East Marion, the smallest of the Town, is an important part of the character of the hamlet. Residents generally prefer it stay small. The hamlet center consists of a small retail general store, the post office, the fire department, and several bed-and-breakfast businesses.

A complete list of land uses and corresponding acres and percentages in East Marion are in **Table 3.5**.

Table 3.5 East Marion Land Use

Land Use	Acres	%
Residential	589	41.7
Recreation & Open Space	269	19.0
Vacant	247	17.5
Agriculture	157	11.1
Transportation	113	8.0
Commercial	29	0.7
Institutional	4	0.3
Utilities	4	0.0
Total Acres	1,412	

Zoning in East Marion

The zoning in East Marion is almost entirely residential. Only 6 of the 19 zoning districts are represented, with the R-40 district covering 773 acres, and the R-80 at 607 acres. There is a very small amount, one acre, of commercially zoned land in the hamlet center—the post office property, the parcel next-door, and a small part of the firehouse parcel. The other commercial zoning includes 4 acres of "Resort Residential," an acre of which is developed as a hotel, and the remainder as residential. The single largest commercial property in East Marion is the former oyster factory property at the end of Shipyard Lane, which contains an estimated 15 acres of buildable Marine II (MII)-zoned land.

Table 3.13 at the end of this chapter shows zoning in the hamlets of Southold Town.

Buildout Analysis for East Marion

The theoretical buildout potential for East Marion can be estimated by looking at the current land available for development and the zoning.

There are approximately 287 acres of land available for development in East Marion. Of those, 20 parcels consisting of 145 acres could be further subdivided.

Theoretically, if all were subdivided to their full yield, an additional 73 building lots would be created. The remaining 141 acres of land already exist as 174 individual vacant house lots. Added together they represent the theoretical buildout potential for East Marion of 287 additional housing units.

The majority, or 61 percent, of those possible additional housing units would be on house lots that already exist, while the other potential house lots would have to be created through the subdivision process.

Commercial and industrial development in East Marion is at 8 percent of the potential amount that would be allowed under the current zoning. At a little over 22,000 square feet, East Marion has the second lowest amount of existing commercial/industrial building area in the Town. Under current zoning, if all of the land that is zoned for these uses were developed to its full potential, the result could be 12 times the existing amount of commercial building area. This is mainly attributed to the large MII-zoned parcel at the end of Shipyard Lane.

Figure 3.4 (in the “Buildout Analysis” section of this chapter) illustrates the amount of existing and potential future commercial and industrial development in Southold Town, by hamlet.

These buildout numbers are estimates based on the best available data. Many factors influence how much land will be subdivided, and how many homes will actually be constructed in the future. These factors include the economy and the ongoing land preservation program. See the buildout analysis discussion in the first section of this chapter for more discussion on this topic.

Goals/Issues for East Marion

East Marion residents value the rural quality of life in the hamlet, including its physical beauty, its shorelines and open spaces, and its night skies. Also important is keeping the community peaceful, friendly, and quiet—a place where families can remain for generations.

- A |** Preserve the existing open spaces in East Marion. This topic is covered in more detail in Chapter 10, “Land Preservation.”
- B |** Preserve the rural quality of life. This issue is covered in more depth in the Chapter 5, “Community Character,” as well as in Goal 2 of this chapter, which calls for a review of the Town Code to ensure zoning and other land use regulations accurately reflect the quality of life in each hamlet.
- C |** Improve traffic congestion and traffic and pedestrian safety on State Route 25, especially in the hamlet center. This topic is covered in more detail in Chapter 4, “Transportation & Infrastructure.”
- D |** Limit future commercial development to match the very small scale of the hamlet center. East Marion residents are generally satisfied with the very small amount of commercial activity in their hamlet center and have expressed a reluctance for that to grow. They generally use Greenport Village and points farther west to serve their needs for goods and services. This issue is reflected in Goal 2 of this chapter.
- E |** Develop a plan for managing the deer population. The Town has been carrying out a plan to do so, and this issue is more fully discussed in Chapter 6, “Natural Resources & Environment.”

Figures 3.8 and 3.9 identify land use and zoning for East Marion.

Figure 3.8 East Marion Land Use Map

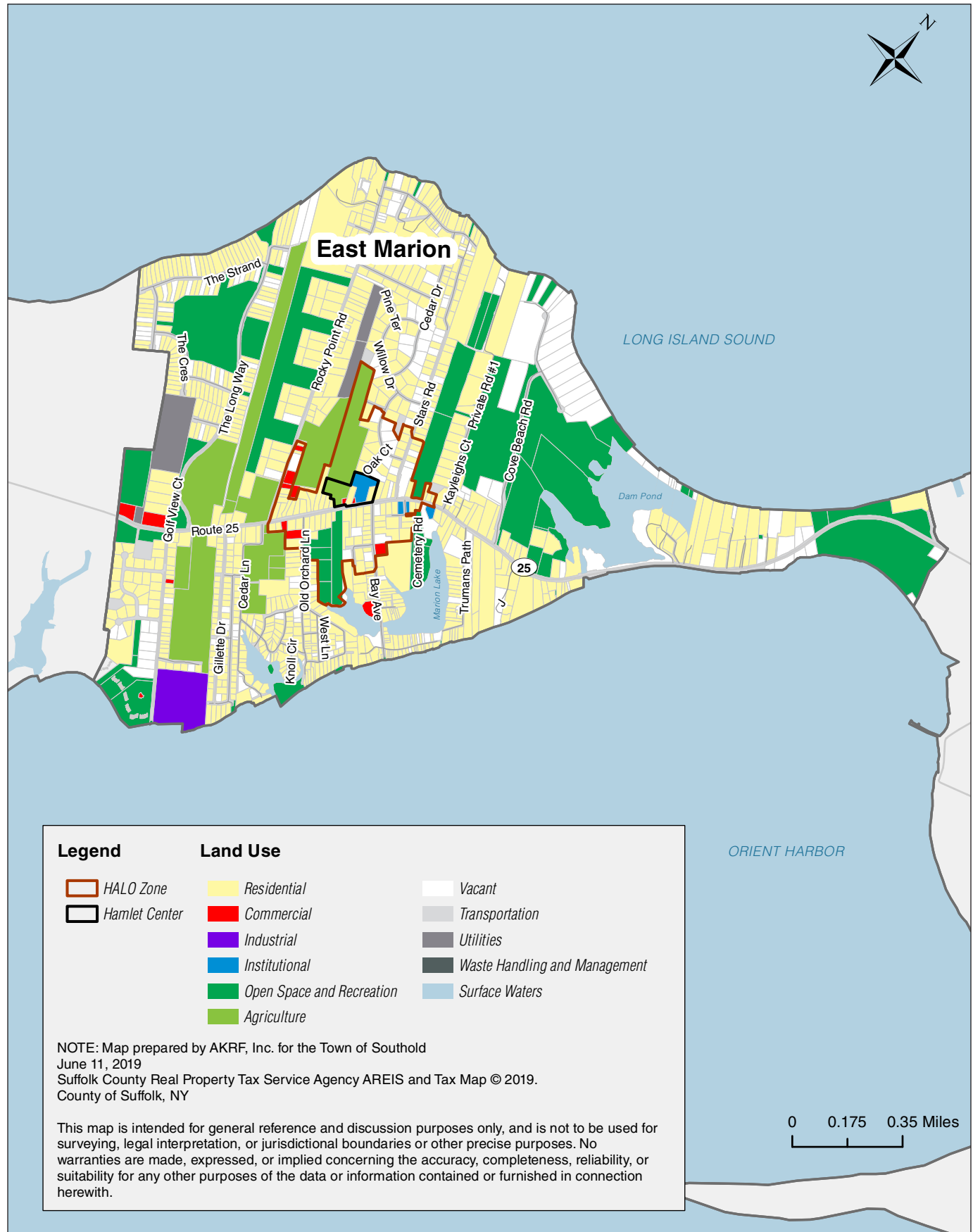
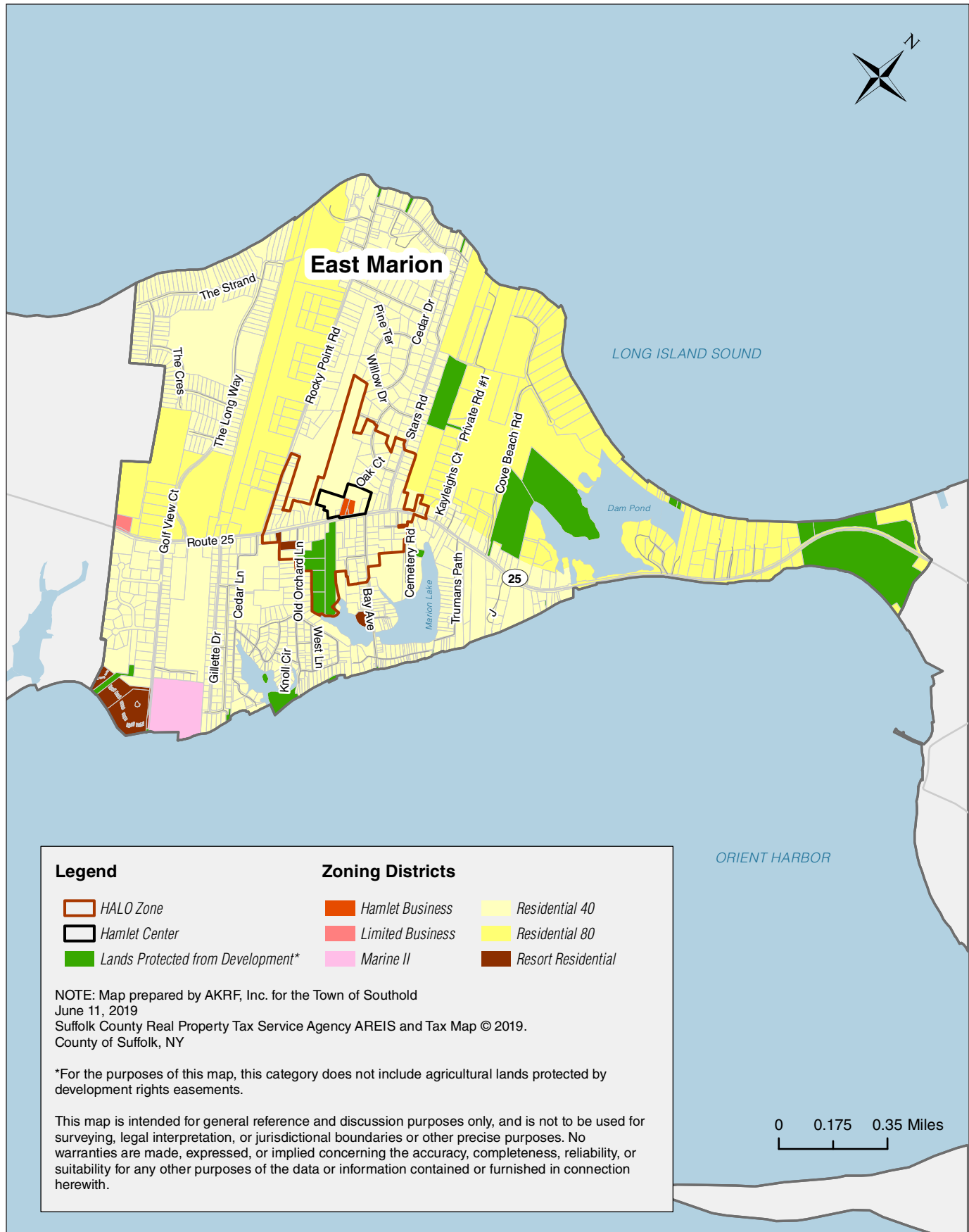


Figure 3.9 East Marion Zoning Map



Fishers Island



Fishers Island hamlet is a long, narrow island located at the eastern tip of Southold Town, about 12 miles northeast of Orient Point, and 4 miles from the coast of Connecticut. It is surrounded by Long Island Sound to the west, Fishers Island Sound on the north, and Block Island Sound to the south. Fishers Island is 2,586 acres in size and about 7 miles in length.

Visiting Fishers Island is like going back in time. The pace is slower, there is little traffic, and except for the bustle of activity near the dock when the ferry lands, the Island is relatively quiet and peaceful. As an island, its challenges are different than those facing the rest of the hamlets. Over a third of Fishers Island's acreage is developed with residential land uses, most of which are single-family homes. Approximately 80 percent of those 554 homes are seasonal. This is much higher than the Town-wide average of 36 percent, and demonstrates one of the biggest problems facing Fishers Island, the continuing decline of its year-round population. The density of housing on the Island is 0.25 housing units per acre, or about half of the density in the Town overall.

Another prominent feature of land use on Fishers Island is its recreation and open space, which covers nearly 20 percent of the land. There are two golf courses, and considerable areas of natural land protected by the Henry L. Ferguson Museum that holds Fishers Island's only Land Trust. Another 26 percent of the land remains undeveloped, yet is technically available for development in the future. There is no land in agricultural use, though there is active aquaculture conducted in the water on and around Fishers Island.

Commercial uses are spread out in several isolated pockets of commercial and industrial zoning on the west end of the Island, most located outside the small hamlet center. The hamlet center consists of several shops, a museum, and a municipal building that includes the post office.

A complete list of land uses and corresponding acres and percentages on Fishers Island are in **Table 3.6**.

Table 3.6 Fishers Island Land Use

Land Use	Acres	%
Residential	940	36.3
Vacant	669	25.9
Recreation & Open Space	471	18.2
Transportation	329	12.7
Institutional	95	3.7
Waste Handling & Mgt	28	1.1
Industrial	24	0.9
Commercial	22	0.9
Utilities	7	0.3
Total Acres	2,586	

Zoning on Fishers Island

The zoning on Fishers Island is unique in that it is the only place in Southold Town that has Residential 120 (R-120) zoning, otherwise known as "3-acre" zoning, which covers nearly 70 percent of the Island. Nine of the 19 zoning districts appear, with the R-120, R-80, and R-40 districts covering 2,262 of Fishers' 3,200 acres. The commercial zoning is spread out into six areas with the two largest areas being the 18 acres of General Business (B) zone near the ferry, and the 13 acres of Limited Business (LB) zone along Crescent and Fox Avenues.

Table 3.13 at the end of this chapter illustrates the zoning in the hamlets of Southold Town.

Buildout Analysis for Fishers Island

The theoretical buildout potential for Fishers Island can be estimated by looking at the current land available for development and the zoning.

There are approximately 679 acres of land available for development in Fishers Island. Of those, 328 acres could be further subdivided. This is not counting the Fishers Island Club golf course. Theoretically, if all were subdivided to their full yield, an additional 57 building lots would be created. The remaining 351 acres of land already exist as 177 individual vacant house lots. Added

together they represent the theoretical buildout potential for Fishers Island: 234 additional housing units.

The majority, 76 percent, of those possible additional housing units would be on house lots that already exist, while the other potential house lots would have to be created through the subdivision process.

Commercial and industrial development on Fishers Island is at 36 percent of the potential amount that would be allowed under the current zoning. At a little over 100,000 square feet, Fishers Island has the fifth lowest amount of existing commercial/industrial building area in the Town. Under current zoning, if all of the land that is zoned for this use was developed to its full potential, the result could be three times the existing amount of commercial building area. **Figure 3.4** (in the “Buildout Analysis” section of this chapter) illustrates the amount of existing and potential future commercial and industrial development in Southold Town, by hamlet.

These buildout numbers are estimates based on the best available data. Many factors influence how much land will be subdivided, and how many homes will actually be constructed in the future. These factors include the economy and the fact that much of the land that can be further subdivided is currently controlled by the Fishers Island Development Corporation (FIDCO). See the buildout analysis discussion in the first section of this chapter for more discussion on this topic.

Goals/Issues for Fishers Island

The residents of Fishers Island wish to maintain the Island’s quiet, rural lifestyle and strong community networks that define its character. Maintaining and growing the year-round population and economy are crucial aspects of this vision, as are protecting its natural resources and limiting tourism to a sustainable level.

- A |** Facilitate a stable population of year-round residents on the Island. The year-round population is

dwindling, in part due to lack of jobs and lack of affordable homes.

- 1 |** Create new housing at a price that is attainable for year-round residents. This topic is covered in more detail in Chapter 8, “Housing.”
 - 2 |** Create quality jobs; and
 - 3 |** Create or maintain efficient, affordable commuting options to the mainland.
- B |** Strengthen and diversify the economic base of the Island to provide the goods and services necessary for a year-round population, as well as to create quality local employment.
- 1 |** Examine the zoning on Fishers Island to identify changes tailored to the Island’s unique demographic and economic challenges. This issue is addressed in Goal 2 of this chapter, which calls for an examination of zoning Town-wide. Fishers Island’s challenges are shared to some degree by all the hamlets; however, due to the small size and isolation of the Island, these challenges are intensified and probably require unique solutions. The implementation of this goal for Fishers Island has a head start over other hamlets because of all the hard work done by the Land Use committee of Fishers Island citizens who identified where zoning could be modified to better accomplish the goals of the Island. This work will also complement and can be used in conjunction with the Island Community Board’s plans to create an action plan for the Island.
- C |** Ensure the infrastructure on the Island is in good repair, and used in a sustainable manner. This topic is covered in more detail in Chapter 4, “Transportation & Infrastructure.”

Figures 3.10 and 3.11 identify land use and zoning for Fishers Island.

Figure 3.10 Fishers Island Land Use Map

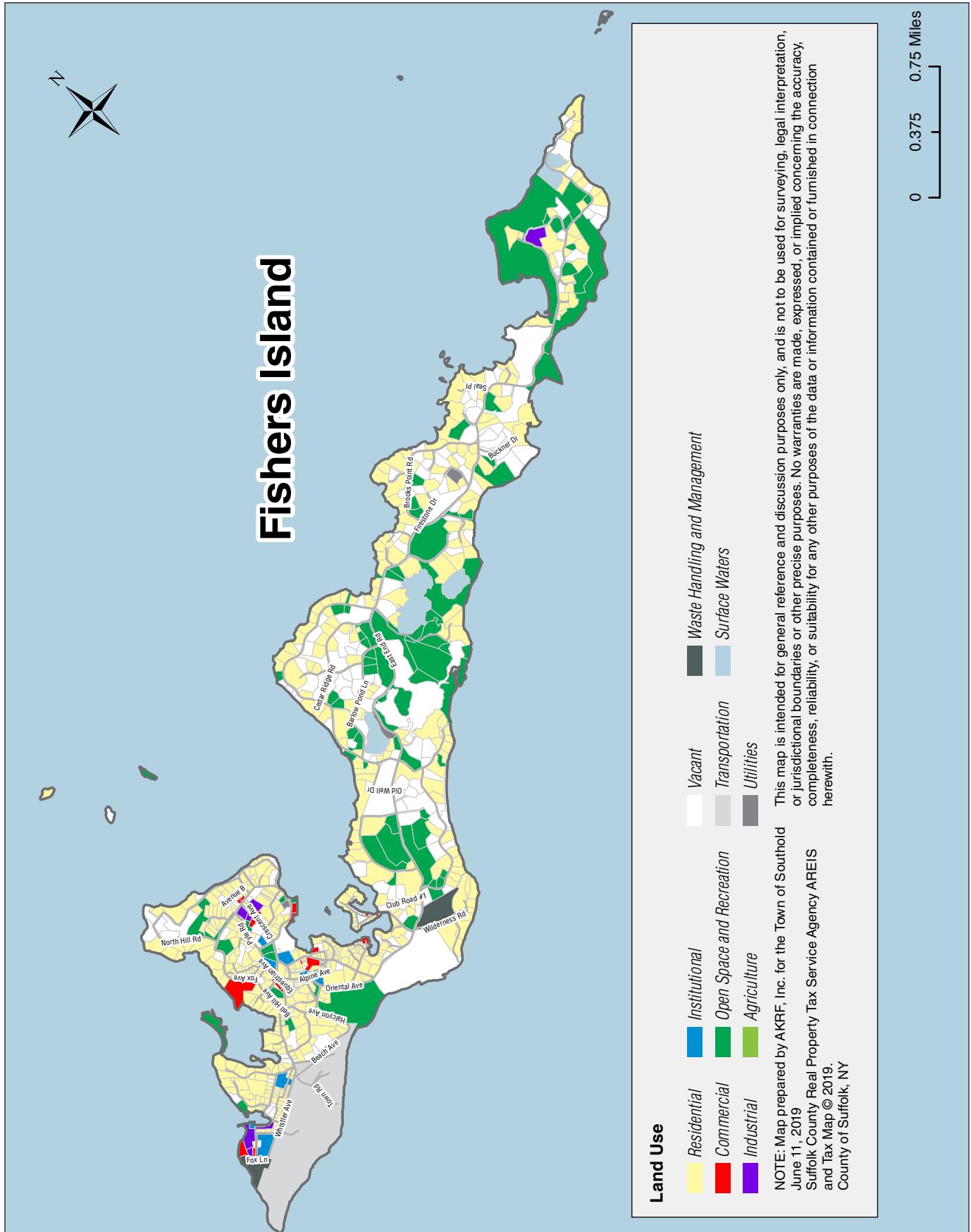
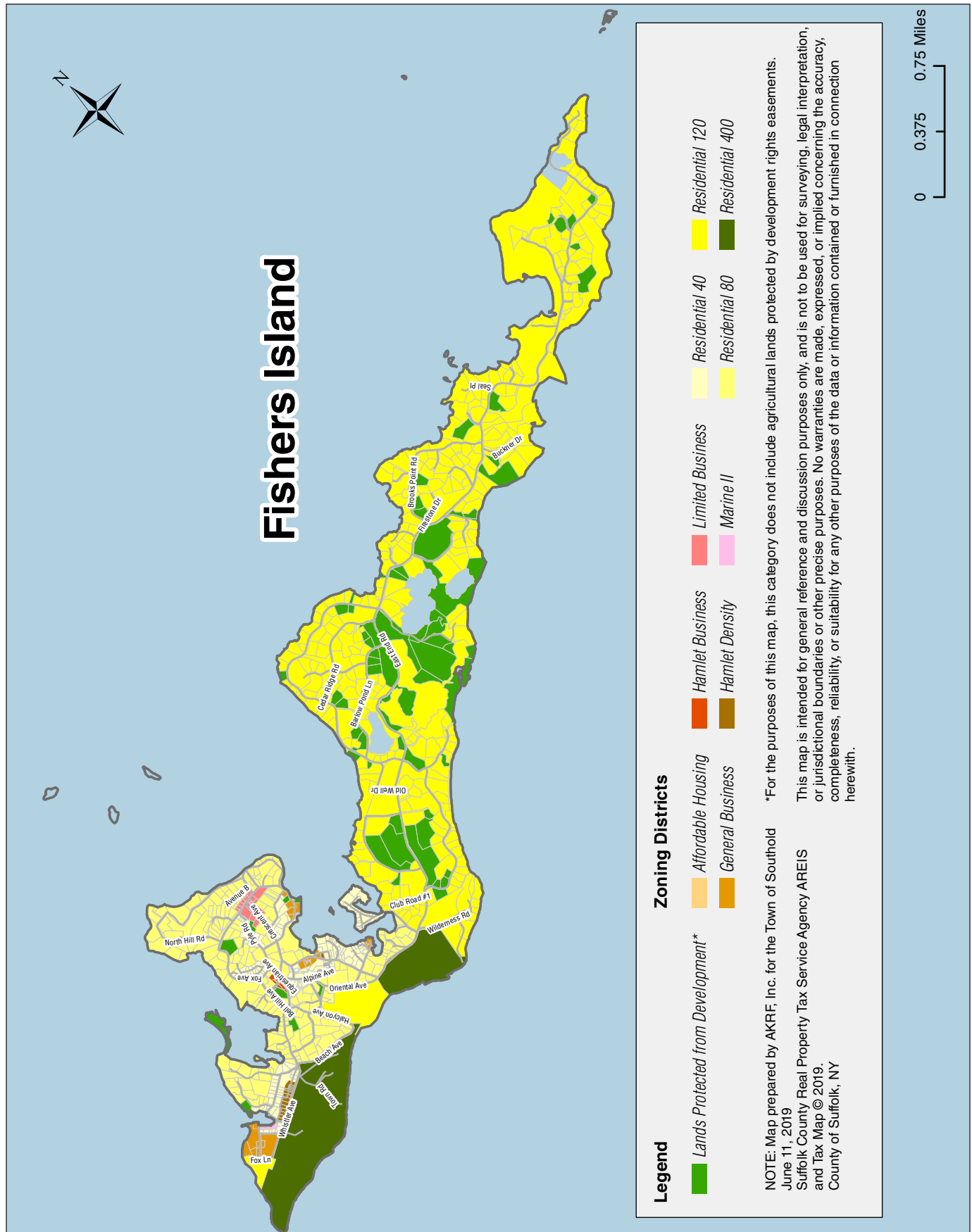


Figure 3.11 Fishers Island Zoning Map



Greenport West



Brecknock Hall in Greenport

The hamlet of Greenport West is located in the eastern half of the Town's mainland, in the area just outside of and surrounding the incorporated Village of Greenport. Greenport West is bordered on the west by the hamlet of Southold and Arshamomaque Pond, and on the east by East Marion. To the north is the Long Island Sound, and to the south is Greenport Village, Pipes Cove, and Greenport Harbor. This area of the North Fork narrows significantly, and is nearly completely separated from the rest of the North Fork by Arshamomaque Pond. Vehicle connections are via a narrow strip of land along County Route 48 and a bridge on State Route 25.

Greenport West is 2,477 acres in size. The name comes from the U.S. Census and can be confusing given that this land area is located both east and west of the Village of Greenport. The hamlet of Greenport West is considered separate from the Village in that the land within the boundaries of the Village are subject to the rules and regulations of the incorporated Village, while the land outside the Village's boundaries is subject to the regulations of the Town of Southold. The irregular shape of the Village's boundary is the reason for the irregular shape of the Greenport West hamlet.

Greenport West is primarily a residential hamlet, with nearly a third of its land in residential uses. Several distinct residential neighborhoods located along the various water bodies characterize this hamlet. There are 1,837 homes, at a density of 0.7 housing units per acre. This is the only hamlet with life care facilities including San Simeon by the Sound, a non-profit nursing home, and Peconic Landing, a large private retirement community.

The hamlet is unusual in the type and distribution of its open space. The preserved land occurs primarily in a large block of what is known as Moore's Drain, and is a complex of woodland and wetlands. There is also a golf course and a county park.

The commercial center for Greenport West is the Village of Greenport, which contains a grocery store, pharmacy, post office, restaurants, and other shops. Commercial land use outside the Village covers about 7 percent, which is a significantly greater percentage than Town-wide or other hamlets. Some of this can be attributed to the fact that Greenport West contains several marinas and motels, more than any other hamlet.

Greenport West has a small amount of agricultural land, covering a little over 5 percent, and is much lower than most other hamlets and the Town overall.

Greenport Village

The incorporated Village of Greenport has its own government and is outside the purview of Southold Town planning. However, the Village is an important neighbor and partner for the Town. There are shared services, such as police, and some municipal sewer connections. In addition, the Village contains a grocery store, library, and other shops and services that are a benefit to the easternmost hamlets of Greenport West, East Marion, and Orient. Greenport Village is surrounded on three sides by the hamlet of Greenport West, and on the south by Pipes Cove and Greenport Harbor. It is 744 acres in size.

A complete list of land uses and corresponding acres and percentages in Greenport West can be found in **Table 3.7**.

Table 3.7 Greenport West Land Use

Land Use	Acres	%
Residential	697	28.1
Recreation & Open Space	627	25.3
Vacant	390	15.7
Transportation	194	7.8
Institutional	184	7.4
Commercial	179	7.2
Agriculture	130	5.3
Industrial	27	1.1
Utilities	10	0.4
Waste Handling & Mgt	9	0.4
Total Acres	2,447	

Zoning in Greenport West

The zoning in Greenport West, like that of all the other hamlets, is mostly residential. Eleven of the 19 zoning districts appear here, with Residential 80 (R-80)

and R-40 covering the most land at 1,767 acres. This hamlet has the most Hamlet Density (HD) zoned land in Southold Town at 169 acres, most of which is in the Peconic Landing development. It is one of three hamlets to contain the Affordable Housing District (AHD) zoning at 48 acres, located in the Cedarfields and Pheasant Run developments off Moores Lane.

Greenport West is the only other hamlet other than Cutchogue to contain Light Industrial Office (LIO) zoning, which stretches along the south side of State Route 25 from just west of Chapel Lane to Moores Lane. Much of that land contains extensive wetlands and 62 of the 95 acres of LIO zoned land has since been protected from future development. Most of the land in that zone that could be developed has been, with the bulk of that development occurring east of Silvermere Road.

Table 3.13 at the end of this chapter illustrates the zoning in the hamlets of Southold Town.

Buidout Analysis for Greenport West

The theoretical buildout potential for Greenport West can be estimated by looking at the current land available for development and the zoning.

There are approximately 407 acres of land available for development in Greenport West. Of those, 231 acres could be further subdivided. Theoretically, if all were subdivided to their full yield, an additional 98 building lots would be created. The remaining 176 acres of land already exist as 213 individual vacant house lots. Added together they represent the theoretical buildout potential for Greenport West of 311 additional housing units.

Nearly 70 percent, of those possible additional housing units would be on house lots that already exist, while the other potential house would have to be created through the subdivision process.

Commercial and industrial development in Greenport West is at 32 percent of the potential amount that would be allowed under the current zoning. At over 450,000 square feet, Greenport West has the third largest amount of existing commercial/industrial building area in the Town. Under current zoning, if all the land that is zoned for the use were developed to its full potential, the result could be three times the existing amount of commercial building area. **Figure 3.4** (in the "Buildout Analysis" section of this chapter) illustrates the amount of existing and potential future commercial and industrial development in Southold Town, by hamlet.

These buildout numbers are estimates based on the best available data. Many factors influence how much land will be subdivided, and how many homes will actually be constructed in the future. These factors include the economy and the ongoing land preservation program. See the buildout analysis discussion in the first section of this chapter for more discussion on this topic.

Goals/Issues for Greenport West

During the Hamlet Study and subsequent Hamlet Stakeholder meetings, residents of the hamlet of Greenport West expressed a vision that included preserving remaining open spaces and wetlands, and enhancing scenic areas, as well as the character of the existing neighborhoods. They also supported new housing opportunities for the workforce, as well as an improved public transportation system.

- A** | Preserve remaining open space and natural areas. This topic is covered in more detail in Chapter 10, "Land Preservation."
- B** | Homes that are affordable to year-round residents are important. Accomplish the creation of more affordable homes, and ensure they are spread throughout the Town in equal measure. This topic is covered in more detail in Chapter 8, "Housing."
- C** | Improve the State Route 25 Scenic Corridor in Greenport by enforcing current codes regarding signage, outdoor storage, and similar topics. Goal 3 of this chapter addresses code enforcement and the need to continue to improve it Town-wide.
- D** | Maintain and improve community character through the continuation of the Architectural Review Committee for all commercial development. For more on this topic, see Chapter 5, "Community Character."
- E** | Improve pedestrian and traffic safety, especially at the intersection of County Route 48 and State Route 25, and on County Route 48 at the Soundview Inn. This topic is discussed in more detail in Chapter 4, "Transportation & Infrastructure."
- F** | Protect the quality of life by minimizing light pollution. Light pollution is addressed in more detail in Chapter 5, "Community Character," and Chapter 6, "Natural Resources & Environment."

Figures 3.12 and 3.13 identify land use and zoning for Greenport West.

Figure 3.12 Greenport West Land Use Map

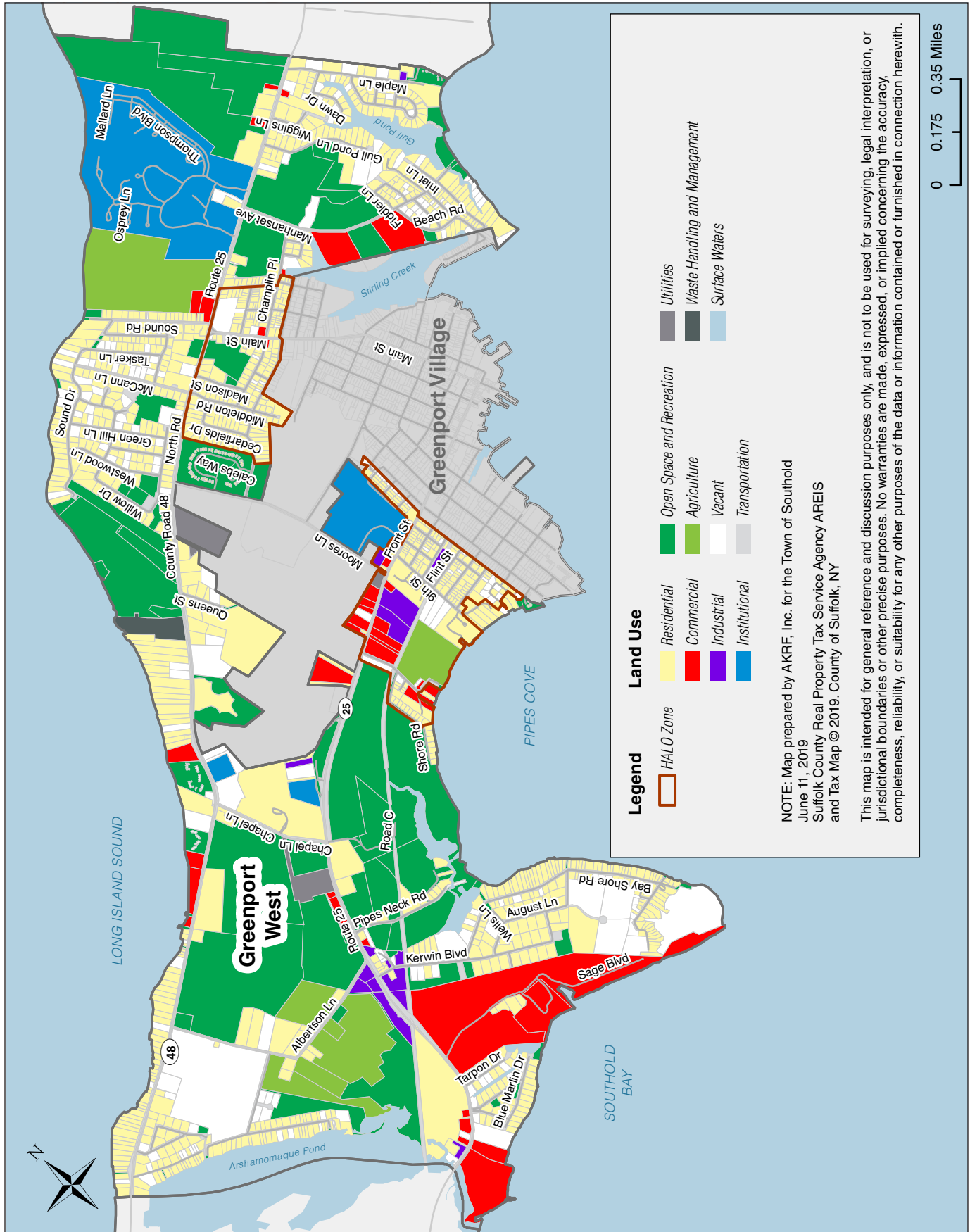
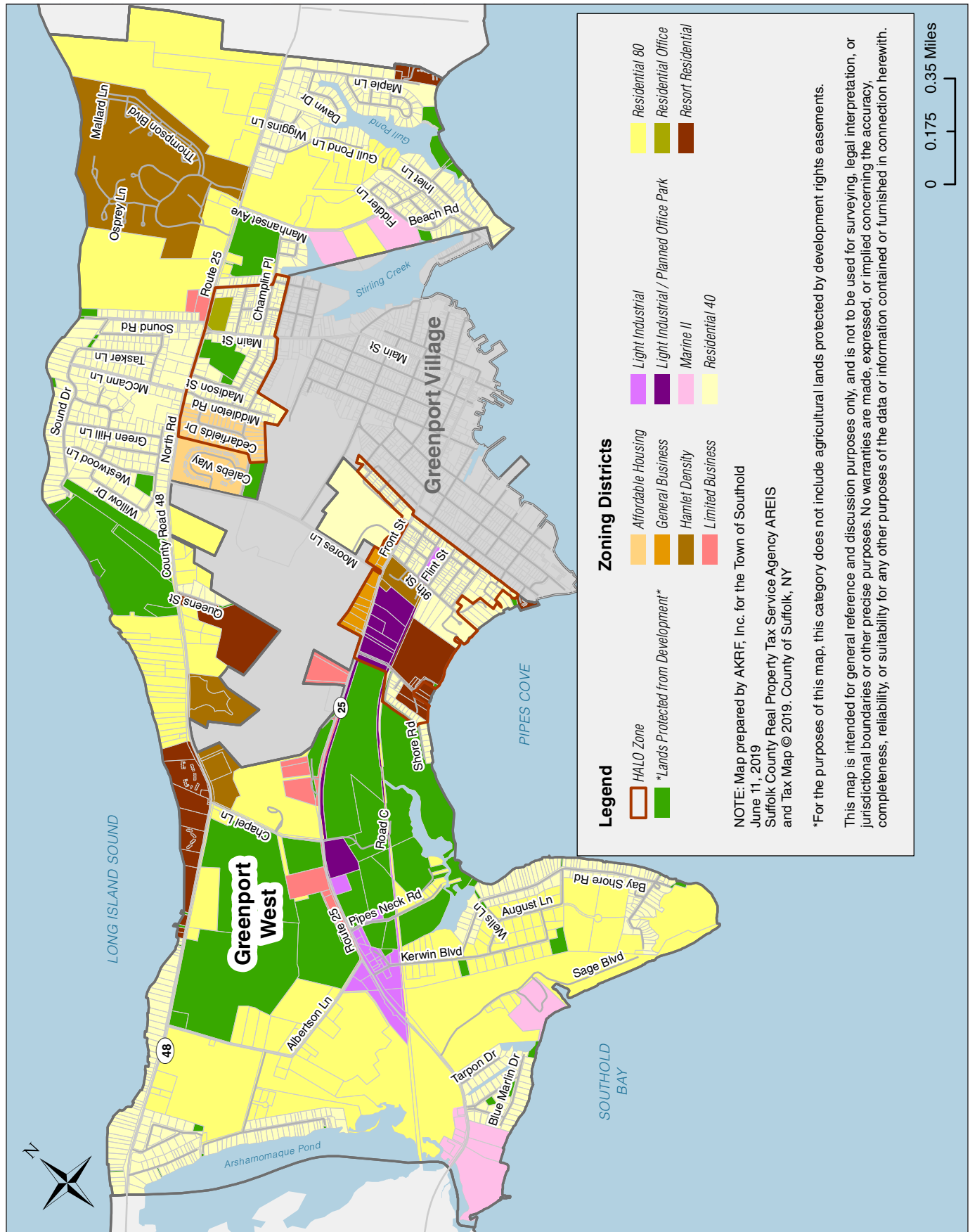


Figure 3.13 Greenport West Zoning Map



Mattituck/Laurel



Love Lane in Mattituck

Mattituck and Laurel are the gateway to Southold Town from the west, and are important in establishing the overall first impression of the character of the Town. The two hamlets are addressed together in this plan for the purposes of generating statistics, primarily due to the boundary between them being difficult to pinpoint. Changes to school districts over time have caused official boundary lines to differ from those recognized by long-time residents. In addition, a small portion of Laurel is located in Riverhead Town. The two hamlets will be referred to as “Mattituck/Laurel” when discussing statistics, yet will also be treated as two distinct places with regard to their character and scale.

Mattituck is located in the western half of the Town’s mainland, and stretches from the Long Island Sound across the entire width of the North Fork to the Peconic Bays. It is bordered on the northwest by Riverhead Town, the southwest by Laurel, and the east by Cutchogue. To the north is Long Island Sound, and the south is Great Peconic Bay. Laurel is located in the southwestern end of the Town, bordered by Riverhead Town on the west, Mattituck on the north and east, and the Great Peconic Bay on the south. Mattituck/Laurel contain 7,569 acres of land.

Mattituck/Laurel contain nearly as much agricultural land as Cutchogue at almost 3,000 acres, or 40 percent of its land area. The wide expanses of agricultural land that can be seen along State Route 25 and County Route 48 establish in large part the character of this area. Another identifying feature is the Mattituck Creek, a significant body of water that is two miles long. The creek’s extensive protected shoreline creates many opportunities for waterfront access. Its headwaters can be viewed by motorists travelling on County Route 48. At its mouth is a public beach with wide, open views of the Long Island Sound.

Residential uses cover over 30 percent of the land in Mattituck/Laurel and are almost entirely single-family residences. There are 3,151 housing units in Mattituck/Laurel at an overall density of 0.4 housing units per acre, slightly less dense than the overall Town density of 0.5. As is the case in all of the hamlets, the overall density does not reflect the true density of any given neighborhood. In Mattituck/Laurel, there are both pockets of very high-density neighborhoods as well as large blocks of undeveloped land, some agricultural and some preserved natural woodlands like the Laurel Lake Preserve.

Although only 2 percent of the land area of Mattituck/Laurel is considered commercial, Mattituck contains one of the largest and most diverse commercial centers in the Town, with a bustling hamlet center and a second, larger business district to the west of the hamlet center. Together, these commercial centers are the western part of the Town’s primary commercial hub.

Laurel contains a small hamlet center located just off State Route 25, composed of just a few businesses. Another larger group of businesses stretches along State Route 25 from the train trestle east.

Mattituck contains significant areas of light industrial uses, the most visible being along the railroad tracks near the hamlet center.

A summary of the land use categories in Mattituck/Laurel is shown in **Table 3.8**.

Table 3.8 Mattituck/Laurel Land Use

Land Use	Acres	%
Agriculture	2,983	39.4
Residential	2,412	31.9
Recreation & Open Space	850	11.2
Transportation	529	7.0
Vacant	446	5.9
Commercial	133	1.8
Utilities	98	1.3
Institutional	76	1.0
Industrial	42	0.6
Total Acres	7,569	

Zoning in Mattituck/Laurel

Eleven of the 19 zoning districts are represented in Mattituck and Laurel, with 45 percent, or 3,459 acres zoned Agricultural Conservation with R-80 and R-40 covering most of the rest of the land. Mattituck and

Laurel combined have the most General Business zoned land of all hamlets at 73 acres, and the second largest amount of Hamlet Business zoned land at 43 acres. Most of the Hamlet Business zoning is in Mattituck in the Love Lane area, although Laurel has a small amount near State Route 25 on Franklinville Road.

Table 3.13 at the end of this chapter shows zoning in the hamlets of Southold Town.

Buildout Analysis for Mattituck/Laurel

The theoretical buildout potential for Mattituck/Laurel can be estimated by looking at the current land available for development and the zoning.

There are approximately 2,249 acres of land available for residential development in Mattituck/Laurel. Of those, 1,939 acres could be further subdivided. Theoretically, if all were subdivided to their full yield, an additional 810 building lots would be created. The remaining 311 acres of land already exist as 317 individual vacant house lots. Added together they represent the theoretical buildout potential for Mattituck/Laurel of 1,127 additional housing units.

Nearly 30 percent of those possible additional housing units would be on house lots that already exist, while the other potential house would have to be created through the subdivision process.

Commercial and industrial development in Mattituck/Laurel is at 35 percent of the potential amount that would be allowed under the current zoning. At over 800,000 square feet, Mattituck/Laurel has the largest amount of existing commercial/industrial building area in the Town. Under current zoning, if all the land that is zoned for it was developed to its full potential, the result could be three times the existing amount of commercial building area. **Figure 3.4** (in the “Buildout Analysis” section of this chapter) illustrates the amount of existing and potential future commercial and industrial development in Southold Town, by hamlet.

These buildout numbers are estimates based on the best available data. Many factors influence how much land will be subdivided, and how many homes will actually be constructed in the future. These factors include the ongoing land preservation program, as well as the fact that, like Cutchogue, much of the land that is theoretically available for residential development due to its zoning is already being actively used for agriculture in Mattituck and Laurel and might never be converted to homes. See the buildout analysis discussion in the first section of this chapter for more discussion on this topic.

Goals/Issues for Mattituck/Laurel

Mattituck/Laurel residents have expressed a vision that includes preserving farmland and open spaces, retaining the character of the hamlets, and improving traffic safety and pedestrian access in and near the hamlet center.

- A** | Preserve farmland and the business of agriculture. This goal is addressed in more detail in Chapter 7, “Economic Development,” Chapter 9, “Agriculture,” and Chapter 10, “Land Preservation.”
- B** | Ensure future commercial development in the hamlet center is at a scale consistent with the hamlet’s character. This goal can be met through the implementation of the hamlet center subsection of Goal 2 and by creating design standards as identified in the goals of Chapter 5, “Community Character.”
- C** | Prevent retail sprawl and the potential creation a third retail business area that will detract from Love Lane and the nearby retail shopping center. This concern is addressed in Goal 2 of this chapter, in the subsection entitled “Business Corridors Outside Hamlet Centers Zoning Update.” One objective that would help achieve this goal would be to direct retail uses to the hamlet centers while providing for additional uses in the business corridors outside of the hamlet centers.
- D** | Improve the pedestrian safety and walkability of Main Road from Factory Avenue to Love Lane including a link for safe pedestrian crossing from Love Lane. The Town-wide Goal 2 in the hamlet center subsection and Chapter 4, “Transportation & Infrastructure” address this issue.
- E** | Update the uses in the Light Industrial zones near the hamlet center to adapt to a changing economy. This issue is reflected in Goal 2 of this chapter, which calls for a review of the Town Code to ensure zoning and other land use regulations accurately reflect the needs of each hamlet.
- F** | Affordable, attainable housing is important, and the most acceptable model is converting an existing large house to several apartments, rather than large, new developments. Chapter 8, “Housing,” addresses this issue in more detail.
- G** | Create a ‘village green’ for the hamlet center. Chapter 13, “Parks & Recreation,” also includes this goal.

Figures 3.14 and 3.15 identify land use and zoning for Mattituck/Laurel.

Figure 3.14 Mattituck/Laurel Land Use Map

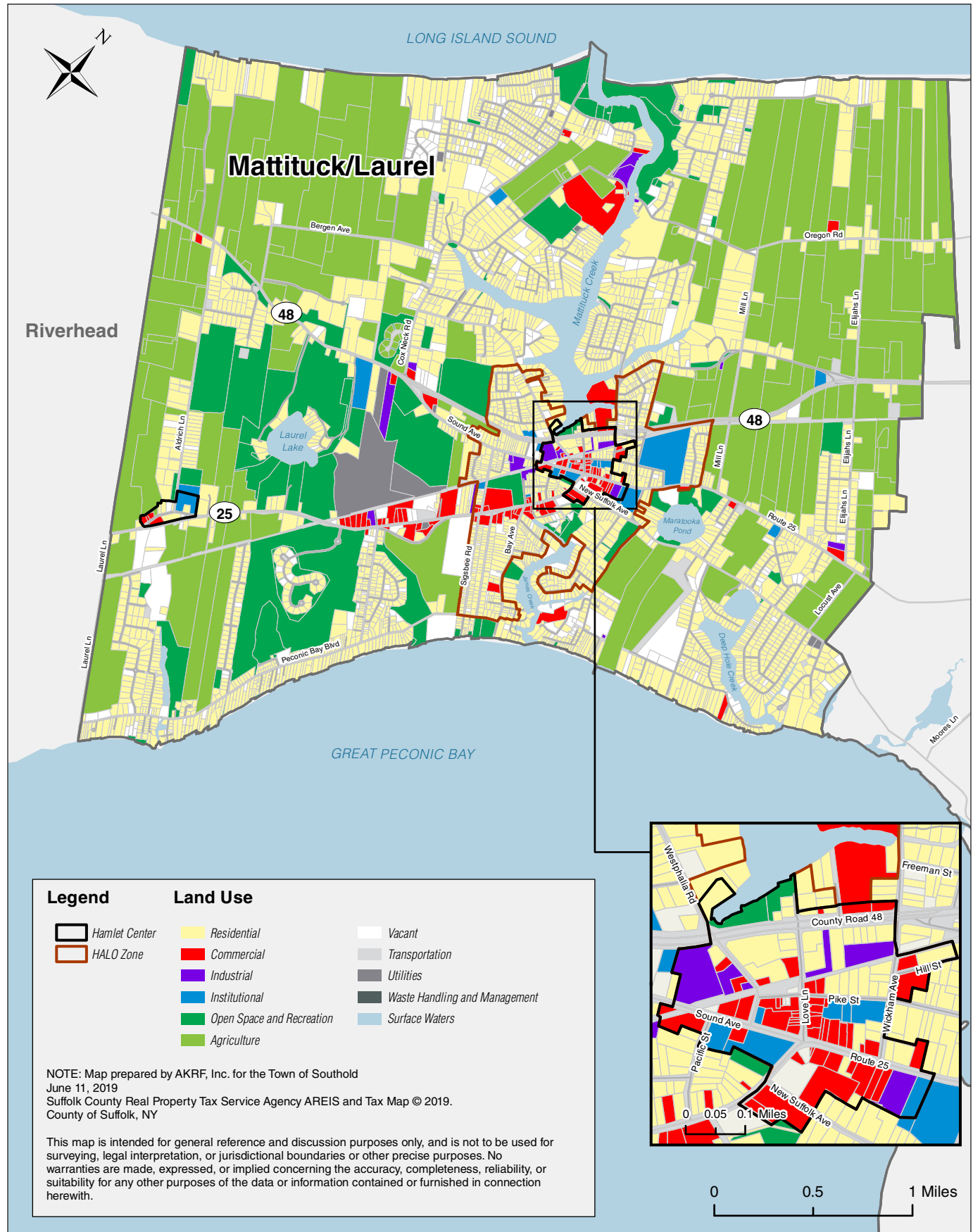
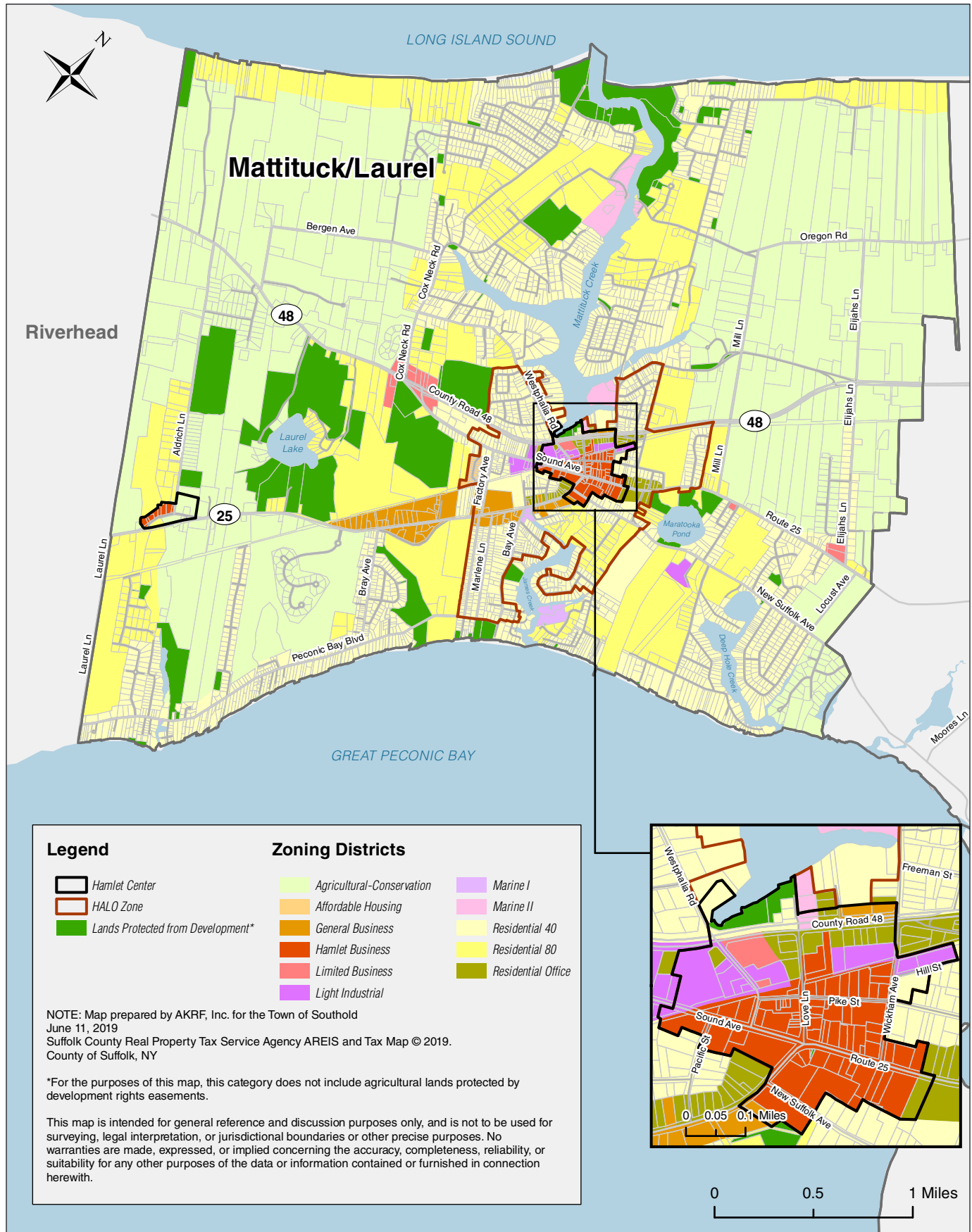


Figure 3.15 Mattituck/Laurel Zoning Map



New Suffolk



New Suffolk Beach

The compact hamlet of New Suffolk is located on the south shore in the western half of the Town's mainland. It is bordered on the west and north by Cutchogue, on the south by Great Peconic Bay, and on the east by Cutchogue Harbor. At 335 acres, New Suffolk is the smallest hamlet. Robins Island, located a mile off the south shore of New Suffolk in the Great Peconic Bay, technically adds another 454 acres to the area of New Suffolk; however, the island is protected from future development by a conservation easement, and is discussed separately in the statistics about land use for the hamlet.

New Suffolk's hamlet center features a traditional, rectangular street grid pattern, small lots, and a tiny schoolhouse which combine to generate an air of quiet charm. The waterfront area along First Street was at one time an industrial area, with uses including submarine manufacturing. The area was transformed over time and now boasts a popular sandy beach, a boat ramp, and spectacular views of Cutchogue Harbor and the bay. Commercial activity in the hamlet is limited to a few shops, restaurants, and small marinas.

Land use in the hamlet is mostly single-family homes. Such residential uses account for nearly 50 percent of the land area, with 307 housing units at a density of 0.9 housing units per acre. This density is nearly twice as high as the Town-wide average. Thirty-seven percent of the homes in New Suffolk are seasonal, a rate that is similar to the Town-wide percentage.

The small amount of agricultural land in New Suffolk is part of a larger Cutchogue farm. Other than Fishers Island, New Suffolk is the only hamlet bypassed by both

State Route 25 and County Route 48, although summer crowds still manage to find their way to its lovely views and beach.

A summary of the land use categories in New Suffolk is shown in **Table 3.9**.

Table 3.9 New Suffolk Land Use

Land Use	Acres	%
Residential	161	48
Vacant	60	18
Agriculture	47	14
Transportation	36	10.7
Recreation & Open Space	19	6
Commercial	6	2
Industrial	5	1
Institutional	1	0.3
Total Acres*	335	

**Not including 454-acre Robins Island.*

Zoning in New Suffolk

Eight of the 19 zoning districts are represented in New Suffolk. The Residential 400 (R-400, or "10-acre zoning") covers the largest amount of land area; this is due to Robins Island being counted as part of New Suffolk. The mainland of New Suffolk is zoned in about equal parts Residential (mostly R-40) and Agricultural Conservation on its outskirts.

There is very little commercially zoned property in New Suffolk, with the majority located in the Marine I and Marine II zones and being mostly developed as marinas on the waterfront. A small amount of Hamlet Business zoned land, four acres, is located on First Street.

Table 3.13 at the end of this chapter shows zoning in the hamlets of Southold Town.

Buildout Analysis for New Suffolk

The theoretical buildout potential for New Suffolk can be estimated by looking at the current land available for development and the zoning.

There are approximately 78 acres of land available for residential development in New Suffolk. Of those, 29 could be further subdivided. Theoretically, if all were subdivided to their full yield, an additional 10 building lots would be created. The remaining 49 acres of land already exist as 29 individual vacant house lots. Added

together they represent the theoretical buildout potential for New Suffolk of 39 additional housing units.

The majority, or 74 percent, of those possible additional housing units would be on house lots that already exist, while the other potential house lots would have to be created through the subdivision process.

Commercial and industrial development in New Suffolk is at 12 percent of the potential amount that would be allowed under the current zoning. At a little over 19,000 square feet, New Suffolk has the lowest amount of existing commercial/industrial building area in the Town. Under current zoning, if all of the land that is zoned for this use were developed to its full potential, the result could be eight times the existing amount of commercial building area.

Figure 3.4 (in the “Buildout Analysis” section of this chapter) illustrates the amount of existing and potential future commercial and industrial development in Southold Town, by hamlet.

These buildout numbers are estimates based on the best available data. Many factors influence how much land will be subdivided, and how many homes will actually be constructed in the future. These factors include the economy and the ongoing land preservation program. See the buildout analysis discussion in the first section of this chapter for more discussion on this topic.

Goals/Issues for New Suffolk

New Suffolk residents prefer that their hamlet stay the way it is, a peaceful retreat off the beaten path. Public views and access to the water are important. Although the zoning would allow it, the vision for the hamlet center does not involve any additional commercial activity, nor is it likely given the environmental and space constraints of the small, existing parcels.

- A |** Ensure any future commercial development be at a scale and intensity that is in keeping with the small scale of the hamlet. This issue is reflected in Goal 2 of this chapter, which calls for a review of the Town Code to ensure zoning and other land use regulations accurately reflect the needs of each hamlet.
- B |** Improve traffic safety in the hamlet through traffic calming and other measures. Details from the Hamlet Stakeholders’ recommendations are included in Chapter 4, “Transportation & Infrastructure.”
- C |** Improve the parking situation on First Street and near the beach. This issue is reflected in the hamlet centers subsection of Goal 2 of this chapter, which calls for an assessment of parking in each hamlet.
- D |** Protect the public views and access to the water along First Street. This is partially addressed in Chapter 5, “Community Character.”

Figures 3.16 and **3.17** identify land use and zoning for New Suffolk.

Figure 3.16 New Suffolk Land Use Map

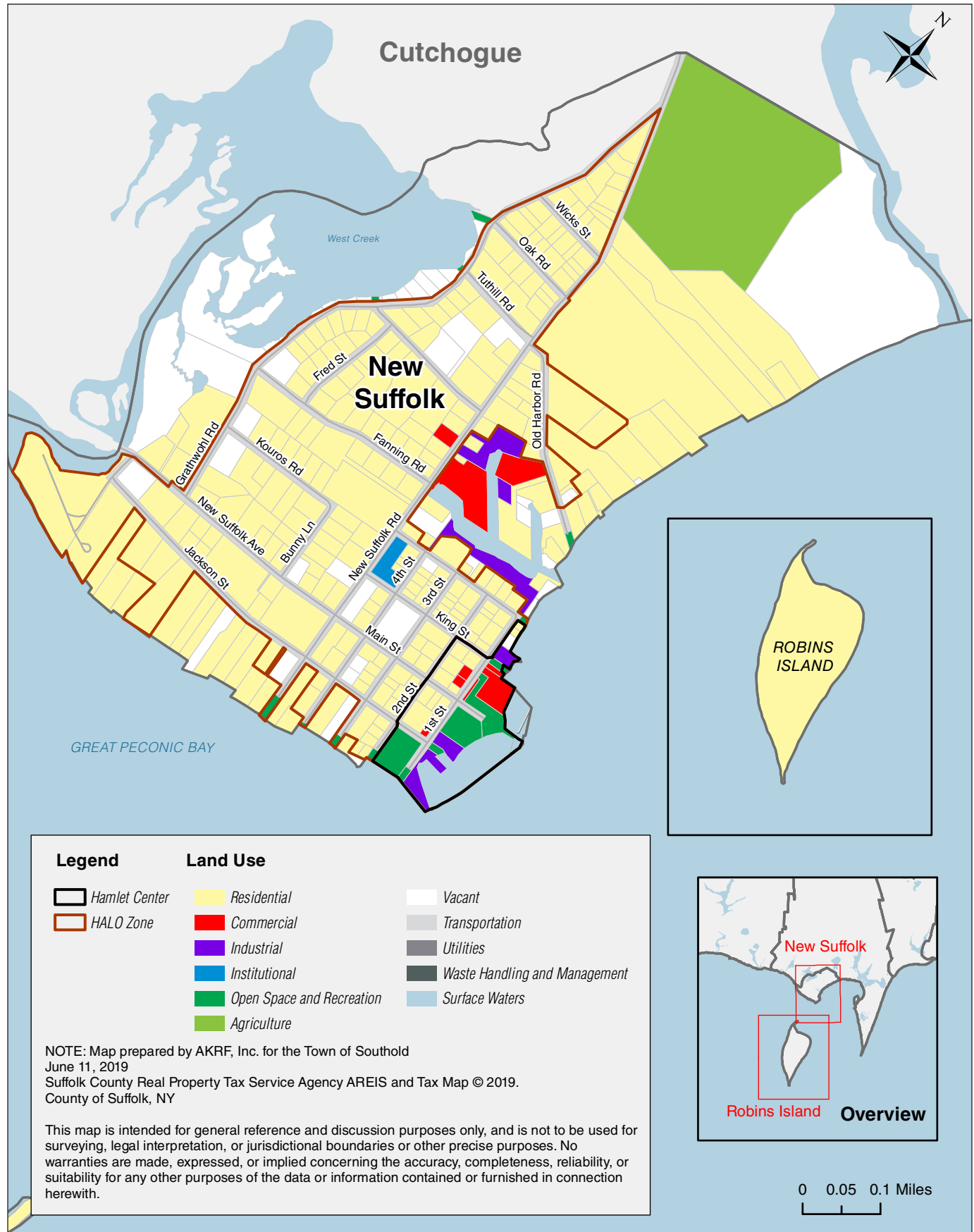
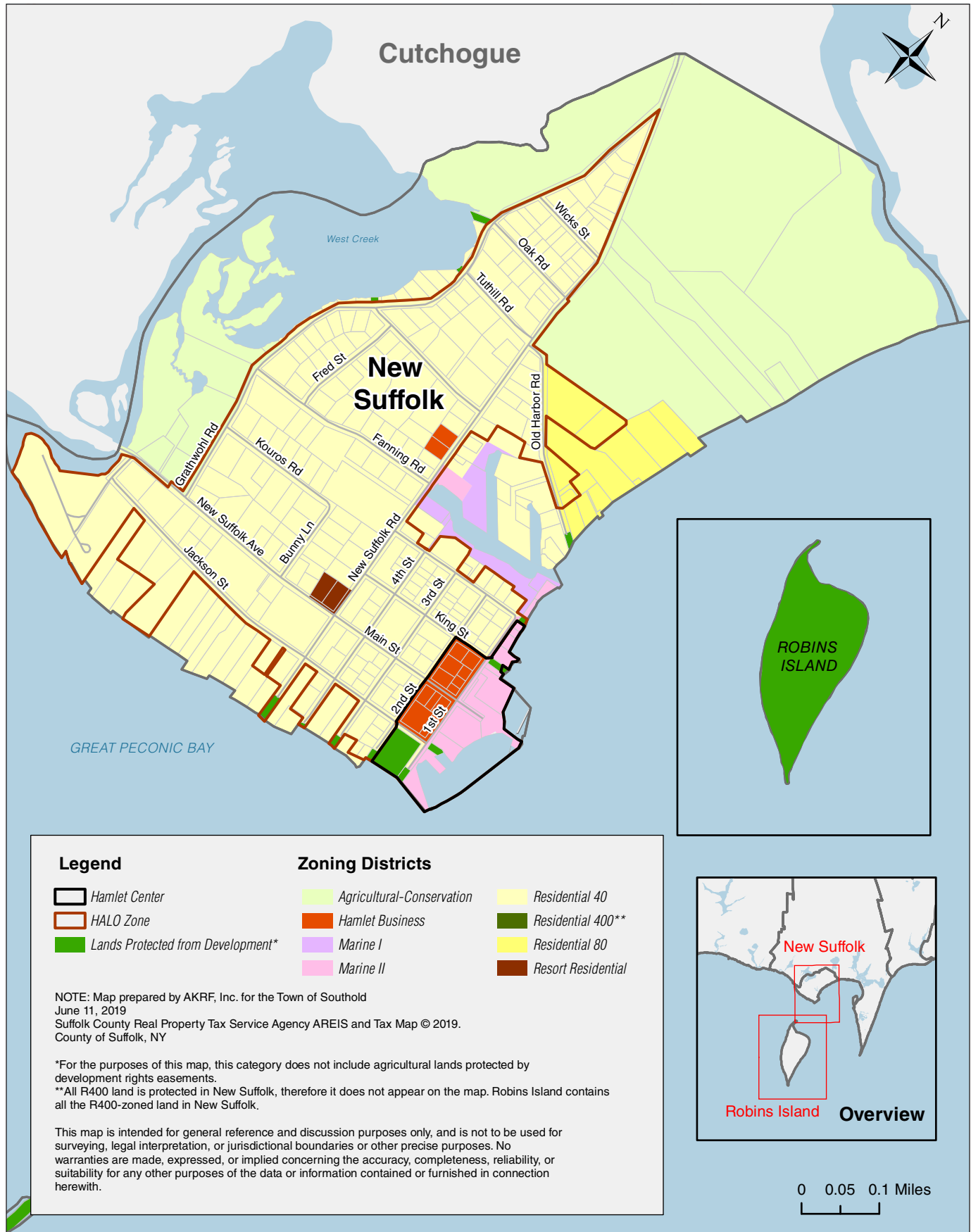


Figure 3.17 New Suffolk Zoning Map



Orient



The hamlet of Orient is located on the eastern end of the Town's mainland. It is bordered on the west by East Marion and is otherwise surrounded by water—on its north by the Long Island Sound, on its southwest by Orient Harbor, and on its southeast by Gardiner's Bay. Orient is 3,163 acres in size, not including the islands associated with it. These include Plum Island, at 816 acres, Greater Gull at 25, and Lesser Gull at about 5.

Orient's character is defined by its farms and its traditional hamlet center with narrow streets lined by trees and historic buildings. Agricultural land uses cover over a third of the hamlet's land area.

Few businesses exist in the hamlet center, and very little other commercial activity exists elsewhere in Orient, lending to the charm of this quiet hamlet. Orient is also known for its extensive protected open space and parkland, including Orient Beach State Park and Orient Point County Park.

Less than a quarter of the land is in residential use; these uses are nearly all single-family homes. There are 777 housing units, in an overall density of 0.2 units per acre, a rate over 50 percent lower than the overall – housing density.

A complete list of land uses and corresponding acres and percentages in Orient are in **Table 3.10**.

Table 3.10 Orient Land Use

Land Use	Acres	%
Agriculture	991	31.3
Recreation & Open Space	924	29.2
Residential	746	23.6
Vacant	281	8.9
Transportation	154	4.9
Institutional	38	1.2
Commercial	22	0.7
Industrial	5	0.2
Utilities	1	0.0
Total Acres*	3,163	

* Not including 816-acre Plum Island and other islands.

Zoning in Orient

The zoning in Orient is almost entirely residential. There is a very small amount of commercial land, mostly on or near Village Lane. The Marine II zoning is largely composed of the Orient Point marina area of Orient by the Sea, the Plum Island ferry property, and the Cross Sound Ferry property. Plum Island zoning districts are included because Plum Island is included in the Orient totals.

Table 3.13 at the end of this chapter shows zoning in the hamlets of Southold Town.

Buildout Analysis for Orient

The theoretical buildout potential for Orient can be estimated by looking at the current land available for development and the zoning.

There are approximately 667 acres of land available for development in Orient. Of those, 444 acres of land could be further subdivided. Theoretically, if all were subdivided to their full yield, an additional 158 residential building lots would be created. The remaining 224 acres of land already exist as 163 individual vacant house lots. Added together they represent the theoretical buildout potential for Orient of 321 additional housing units.

Slightly more than half of those possible additional housing units would be on house lots that already exist, while the other half of the potential future house lots would have to be created through the subdivision process.

Commercial and industrial development in Orient is at 21 percent of the potential amount that would be allowed under the current zoning. At over 37,000 square feet, Orient has the third lowest amount of existing commercial/industrial building area in the Town. Under current zoning, if all the land that is zoned for this use were developed to its full potential, the result could be five times the existing amount of commercial building area. **Figure 3.4** (in the “Buildout Analysis” section of this chapter) illustrates the amount of existing and potential future commercial and industrial development in Southold Town, by hamlet.

These buildout numbers are estimates based on the best available data. Many factors influence how much land will be subdivided, and how many homes will actually be constructed in the future. These factors include the economy, the ongoing land preservation program, and the fact that much of the land able to be subdivided further is in active agricultural use. See the buildout analysis discussion in the first section of this chapter for more discussion on this topic.



Goals/Issues For Orient:

Maintaining the quiet, rural character and scenic beauty of the hamlet are high priorities for Orient.

- A** | Preserve open space and farmland. This goal is addressed in more detail in Chapter 7, “Economic Development,” Chapter 9, “Agriculture,” and Chapter 10, “Land Preservation.”
- B** | Protect water resources from over-use and contamination from septic systems. This goal is addressed in more detail in Chapter 6, “Natural Resources & Environment.”
- C** | Create homes that year-round residents, including young people, can afford. This topic is covered in more detail in Chapter 8, “Housing.”
- D** | Improve traffic safety and congestion in the hamlet through traffic calming and other measures. Details from the Hamlet Stakeholders’ recommendations are included in Chapter 4, “Transportation & Infrastructure.”
- E** | Ensure future commercial development in the hamlet center is in keeping with and at a scale consistent with this small, historic hamlet’s character. This goal can be met through the implementation of Goal 2 of this chapter, which calls for a review of the Town Code to ensure zoning and other land use regulations accurately reflect the needs of each hamlet, and by creating design standards as identified in the goals of Chapter 5, “Community Character.”
- F** | Ensure future residential development in the hamlet is in keeping with and at a scale consistent with the hamlet’s character. This goal can be met, in part, through the implementation of this chapter’s Goal 2, which contains a subsection on updating regulations for Residential Uses including home sizes.
- G** | Protect the integrity of the Orient’s historic district. This topic is covered in more detail in Chapter 5, “Community Character.”

Figures 3.18 and 3.19 identify land use and zoning for Orient.

Figure 3.18 Orient Land Use Map

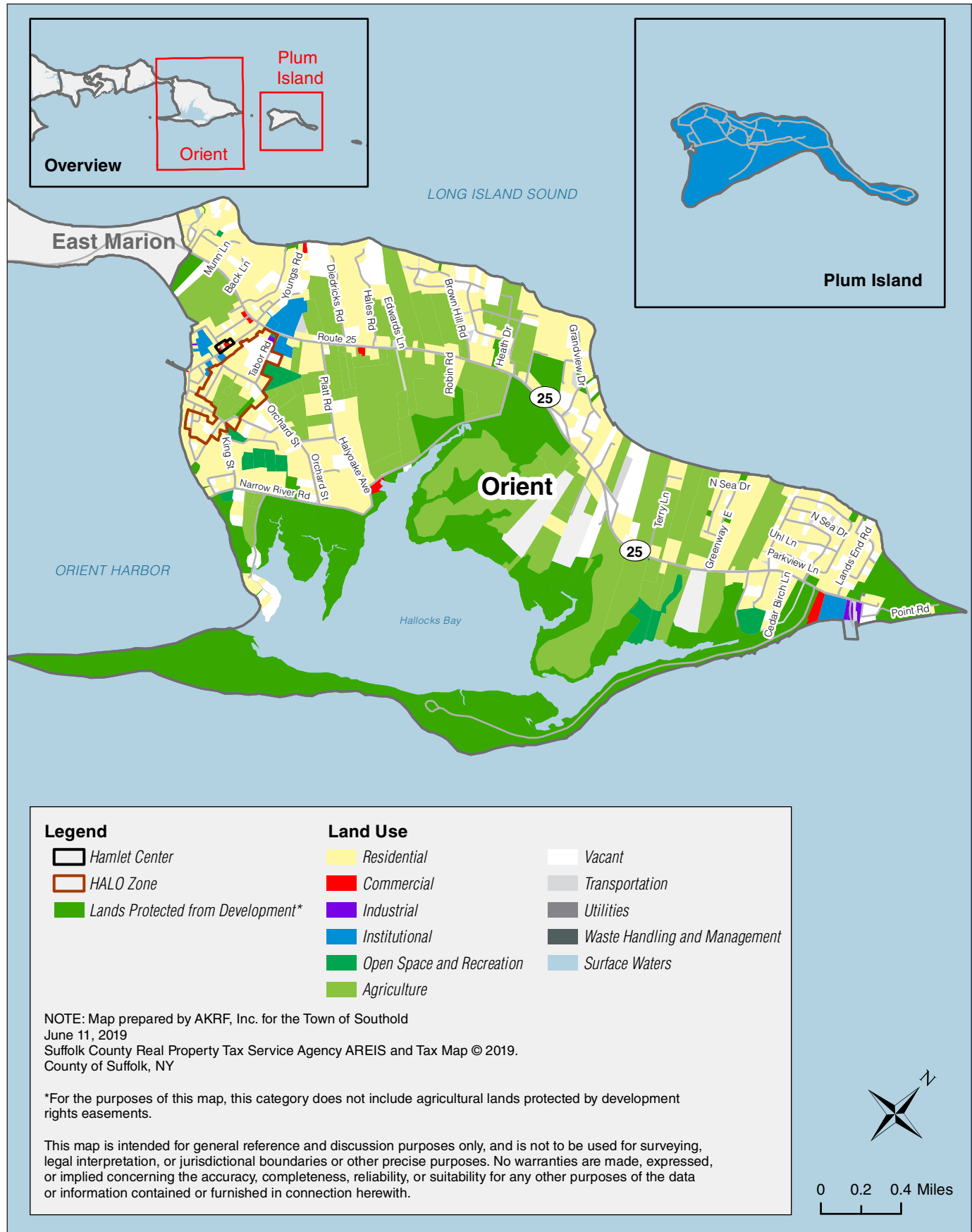
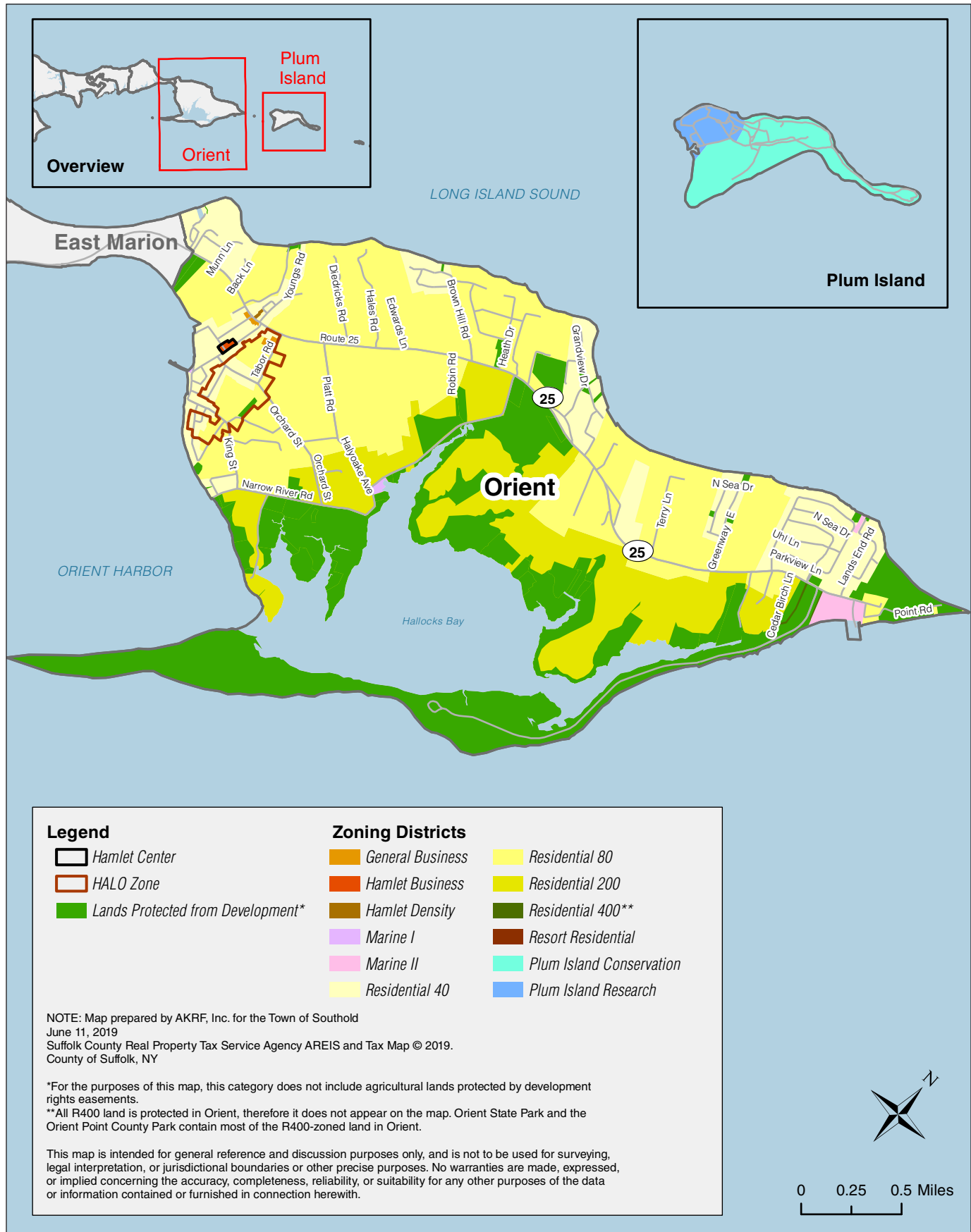


Figure 3.19 Orient Zoning Map



Peconic



Peconic Lane in Peconic

The hamlet of Peconic is located near the center of the Town's mainland. It is bordered on the west by Cutchogue and on the east by Southold. To the north is the Long Island Sound, and to the south is Hog Neck Bay. Peconic is 2,427 acres in size.

Agriculture defines Peconic, and farming activities cover over half of the land in the hamlet. Peconic is also seen as the recreation hub of the Town. Two large Town parks featuring playing fields and tennis courts, the Town Recreation Center, and the Town Community Center are all located in Peconic.

The very small hamlet center of Peconic is located just to the north of the Town parks. Peconic's is among the smallest of the 10 hamlet centers, where only a few storefronts and businesses and a post office are located.

Residential land uses cover about 564 acres, or 23 percent of the land, with most of the homes located either near the Long Island Sound or near the creeks and bays to the southeast. There are 526 homes in Peconic, at an overall density of 0.2 housing units per acre. Peconic is much less densely developed than other hamlets and the Town overall.

A complete list of land uses and corresponding acres and percentages in Peconic are in **Table 3.11**.

Table 3.11 Peconic Land Use

Land Use	Acres	%
Agriculture	1,261	52.0
Residential	564	23.2
Recreation & Open Space	215	8.9
Vacant	194	8.0
Transportation	136	5.6
Commercial	43	1.8
Industrial	6	0.3
Institutional	5	0.2
Utilities	3	0.1
Total Acres	2,427	

Zoning in Peconic

The zoning in Peconic is almost entirely residential. Although the amount of commercially zoned land is small, it is diverse, with B, HB, LB, LI, RR, and RO uses, all clustered near Peconic Lane and along County Route 48, with a small amount of B zoning located near the intersection of Peconic Lane and State Route 25.

Table 3.13 at the end of this chapter shows zoning in the hamlets of Southold Town.

Buildout Analysis for Peconic

The theoretical buildout potential for Peconic can be estimated by looking at the current land available for development and the zoning.

There are approximately 1,015 acres of land available for residential development in Peconic. Of those, 900 could be further subdivided. Theoretically, if all were subdivided to their full yield, an additional 364 residential building lots would be created. The remaining 115 acres of land already exist as 92 individual vacant house lots. Added together they represent the theoretical buildout potential for Peconic of 456 additional housing units.

A small percentage, or 20 percent, of those possible additional housing units would be on house lots that already exist, while the other 80 percent of potential house lots would have to be created through the subdivision process.

Commercial and industrial development in Peconic is at 24 percent of the potential amount that would be allowed under the current zoning. At over 75,000 square feet, Peconic has the fourth lowest amount of existing commercial/industrial building area in the Town. Under current zoning, if all the land that is zoned for it was developed to its full potential, the result could be four times the existing amount of commercial building area. **Figure 3.4** (in the “Buildout Analysis” section of this chapter) illustrates the amount of existing and potential future commercial and industrial development in Southold Town, by hamlet.

These buildout numbers are estimates based on the best available data. Many factors influence how much land will be subdivided, and how many homes will actually be constructed in the future. These factors include the economy, the ongoing land preservation program, and the fact that much of the land able to be subdivided further is in active agricultural use. See the buildout analysis discussion in the first section of this chapter for more discussion on this topic.

Goals/Issues for Peconic

Agriculture remains important to Peconic’s community character, and the hamlet center is the focus of community life with the post office at its anchor.

- A |** Continue to preserve farmland and agriculture. This topic is discussed in more detail in Chapter 9, “Agriculture,” and Chapter 10, “Land Preservation.”
- B |** Ensure future commercial development in the hamlet center is in keeping with the small scale and traditional setting of Peconic. This issue is reflected in hamlet center subsection of Goal 2 of this chapter, which calls for a review of the Town Code to ensure zoning and other land use regulations accurately reflect the needs of each hamlet, as well as in Chapter 5, “Community Character.”
- C |** Create homes that are affordable for year-round residents. This goal is addressed in more detail in Chapter 8, “Housing.”
- D |** Protect water resources from over-use and contamination from septic systems. This goal is addressed in more detail in Chapter 6, “Natural Resources & Environment.”

Figures 3.20 and 3.21 identify land use and zoning for Peconic.

Figure 3.20 Peconic Land Use Map

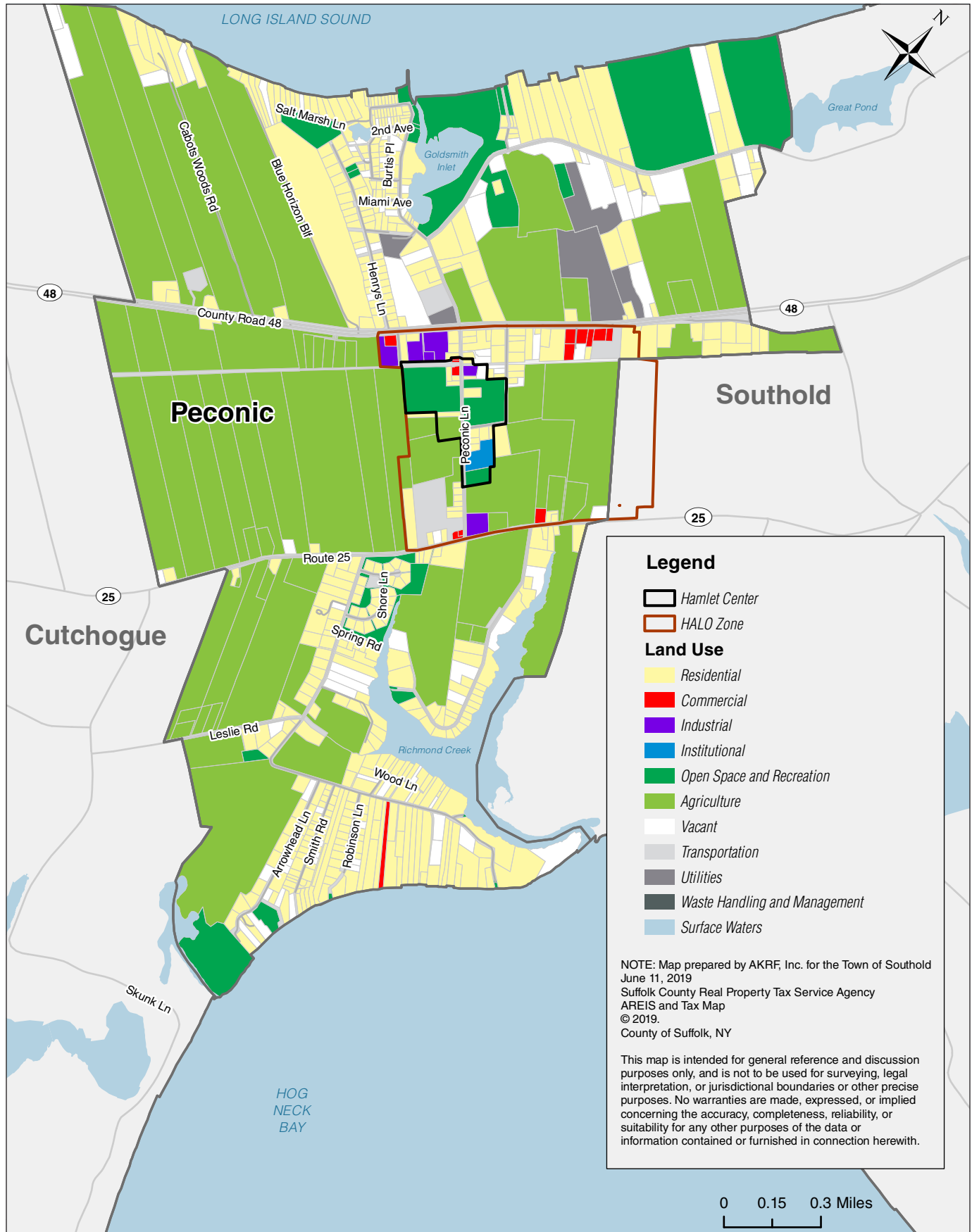
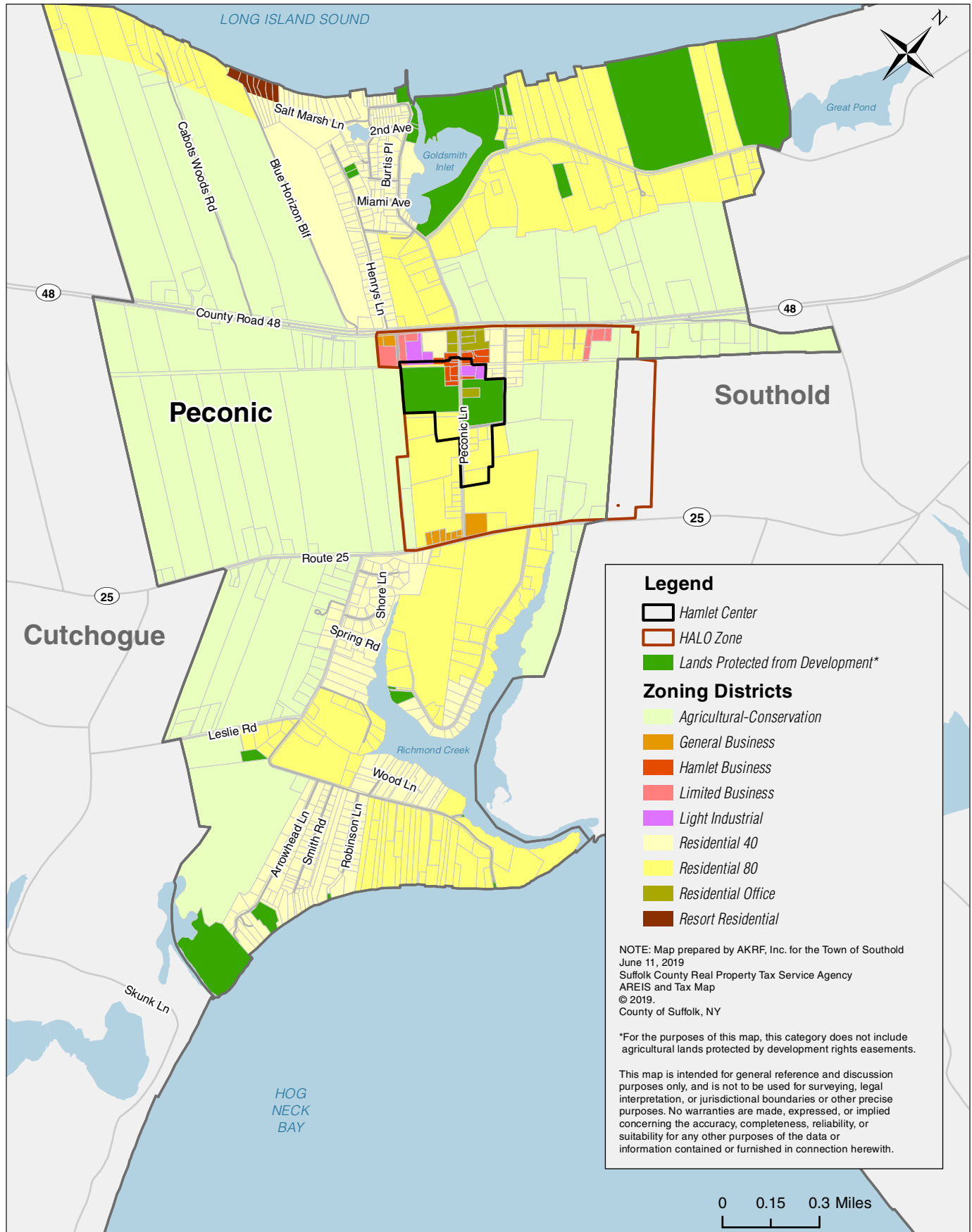


Figure 3.21 Peconic Zoning Map



Southold Hamlet



Southold hamlet is the heart of the Town and is situated at the center of the Town's mainland. It is bordered on the southwest by Peconic and on the northeast by Greenport West. To the northwest is the Long Island Sound, and to the south and southeast are various waterbodies, including the Hog Neck, Little Peconic, and Southold Bays. Southold hamlet is 5,944 acres in size.

Residential uses predominate in Southold hamlet with 2,532 acres, or 42 percent, of its land in use for this purpose. As Southold hamlet is the oldest developed portion of the Town, its historic character is evident in the development pattern of small residential lots and historic homes clustered around a bustling hamlet center. There are over 3,600 housing units in Southold hamlet, and the overall density of development is 1.6 units per acre, a rate three times more densely developed than the Town overall.

The Southold hamlet center contains the seat of local government, the largest commercial business district in the Town, and a transportation hub with bus stops and a train station. There are over 130 acres of land in commercial use in the hamlet, much of which is located in the hamlet center.

Although there is less agriculture use in Southold hamlet than in Cutchogue and Mattituck/Laurel, the 1,366 acres of farmland are very visible and form an important aspect of the hamlet's character.

Southold hamlet's public beaches, part of the Recreation and Open Space land use category, and its many creeks, inlets, and bays are also defining aspects of the hamlet's character. There are outstanding views of the sound and the bay from the main thoroughfares of State Route 25 and County Route 48 at Arshamomaque Pond and Town Beach.

A complete list of land uses and corresponding acres and percentages in Southold hamlet can be found in **Table 3.12**.

Table 3.12 Southold Hamlet Land Use

Land Use	Acres	%
Residential	2,532	42.6
Agriculture	1,366	23.0
Recreation & Open Space	620	10.4
Vacant	608	10.2
Transportation	535	9.0
Commercial	138	2.3
Institutional	85	1.4
Utilities	37	0.6
Industrial	25	0.4
Total Acres	5,944	

Zoning in Southold Hamlet

Southold hamlet is the most diverse hamlet in terms of zoning. Thirteen of the 19 zoning districts are represented in Southold hamlet. The largest amount of R-40 zoning is found here, as is the largest amount of Hamlet Business zoning. Residential zoning districts cover 97 percent of the land.

Commercial zoning is spread over a large, linear area along State Route 25 in and around the hamlet center, with Residential Office and Hamlet Business zoning predominating. Southold also has the largest amount of General Business zoning at 35 acres, most of which is found along County Route 48, as is the 31-acre Limited Business zoning district.

Table 3.13 at the end of this chapter shows zoning in the hamlets of Southold Town.

Buildout Analysis for Southold Hamlet

The theoretical buildout potential for Southold hamlet can be estimated by looking at the current land available for development and the zoning.

There are approximately 1,192 acres of land available for residential development in Southold hamlet. Of those, 797 could be further subdivided. Theoretically, if all were subdivided to their full yield, an additional 328 residential building lots would be created. The remaining 395 acres of land already exist as 436 individual vacant house lots. Added together they represent the theoretical buildout potential for Southold of 764 additional housing units.

Over half of those potential additional housing units would be on house lots that already exist, while the other potential lots would have to be created through the subdivision process.

Commercial and industrial development in the hamlet of Southold is at 24 percent of the potential amount that would be allowed under the current zoning. At over 600,000 square feet, Southold hamlet has the second-largest amount of existing commercial/industrial building area in the Town. Under current zoning, if all the land that is zoned for this use were developed to its full potential, the result could be four times the existing amount of commercial building area. **Figure 3.4** (in the “Buildout Analysis” section of this chapter) illustrates the amount of existing and potential future commercial and industrial development in Southold Town, by hamlet.



Main Street in Southold

These buildout numbers are estimates based on the best available data. Many factors influence how much land will be subdivided, and how many homes will actually be constructed in the future. These factors include the economy and the ongoing land preservation program. See the buildout analysis discussion in the first section of this chapter for more discussion on this topic.

Goals/Issues for Southold Hamlet

Southold Stakeholders created this vision for Southold hamlet:

Maintain and enhance our community’s “sense of place” and our residential, rural, and historic character by encouraging mixed, small-scale, commercial and residential development in our hamlet center; maintaining the viability of our Main Street as a business district for local entrepreneurs; promoting diverse housing types in our HALO zone (aka the Hamlet Locus

Zone, an area surrounding and including the hamlet centers); and ensuring that density within these two districts is carefully balanced with the preservation of farmland and open space outside their boundaries.

- A** | Provide incentives for new businesses that favor adaptive reuse over new construction. This is discussed in more detail in Chapter 5, “Community Character.”
- B** | The grocery store is the anchor store on Main Street, and is critical to the vitality of the hamlet center. Every effort should be made to ensure it remains. Relocating it outside of the hamlet center would adversely impact other businesses in the hamlet center. The Town-wide goals in Goal 2 of this chapter, in the subsection entitled “Business Corridors Outside Hamlet Centers Zoning Update,” contains an objective that would help achieve this goal by directing retail uses to the hamlet centers while providing for additional uses in the business corridors outside the hamlet centers.
- C** | Improve traffic congestion and safety and pedestrian safety. Details from the Hamlet Stakeholders’ recommendations are included in Chapter 4, “Transportation & Infrastructure.”
- D** | Create more affordable housing opportunities. Details from the Hamlet Stakeholders’ recommendations are included in Chapter 8, “Housing.”
- E** | Preserve and improve the vitality of Main Street as a walkable local business district. The objectives in Goal 2 of this chapter’s hamlet center subsection seek to achieve this for all hamlets where applicable. This goal is also related to Chapter 4, “Transportation & Infrastructure,” Chapter 5, “Community Character,” and Chapter 7, “Economic Development.”
- F** | Enforce the signage code. This will be achieved by Goal 3 of this chapter, which emphasizes the need for continued code enforcement Town-wide.
- G** | Create a full-service transit hub at the train station to include bus stops for both County-owned and private bus services. This is discussed in more detail in Chapter 4, “Transportation & Infrastructure.”
- H** | Increase recreation opportunities for residents. Details from the Hamlet Stakeholders’ recommendations are included in Chapter 13, “Parks & Recreation.”

Figures 3.22 and 3.23 identify land use and zoning for Southold hamlet.

Figure 3.22 Southold Hamlet Land Use Map

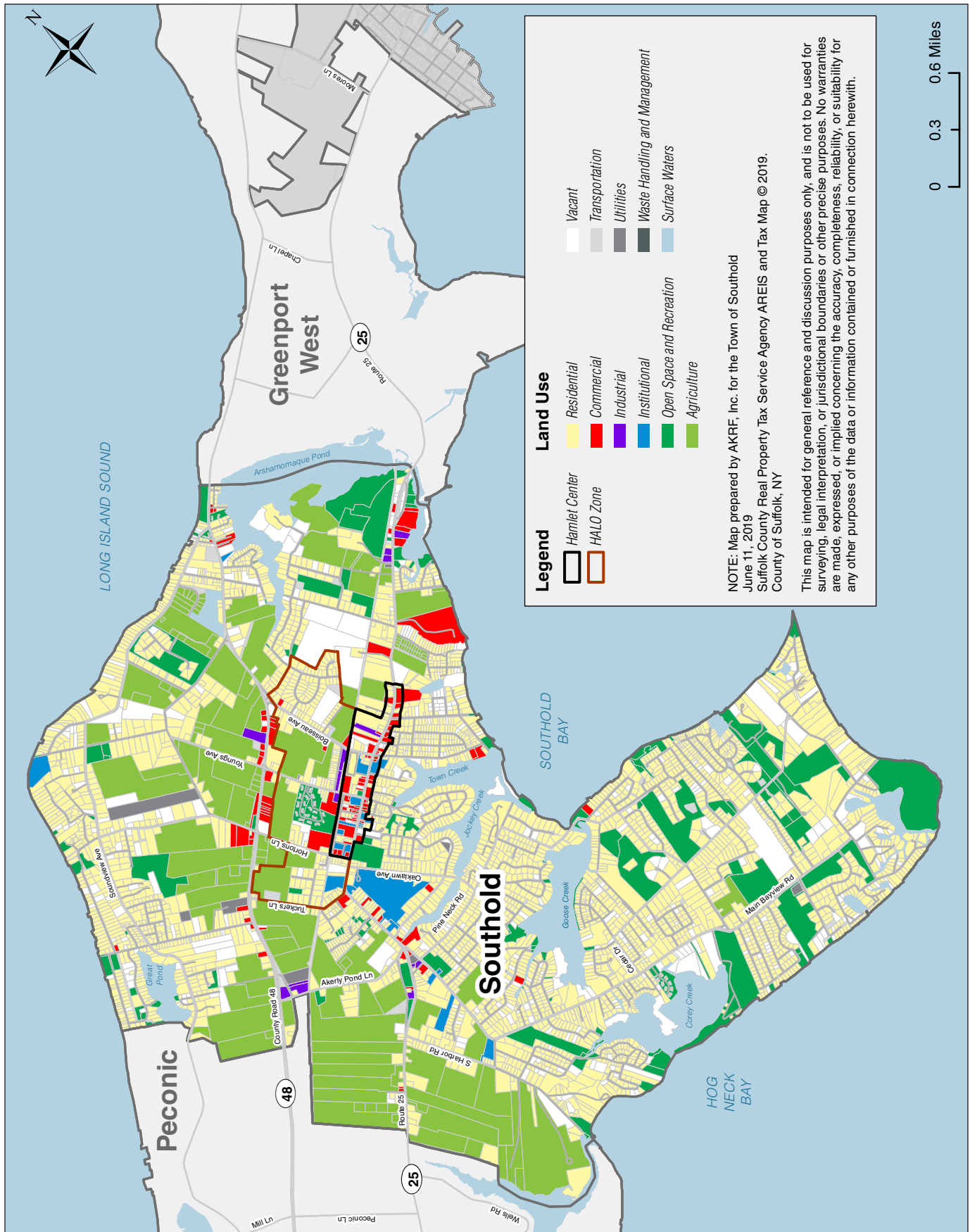


Figure 3.23 Southold Hamlet Zoning Map

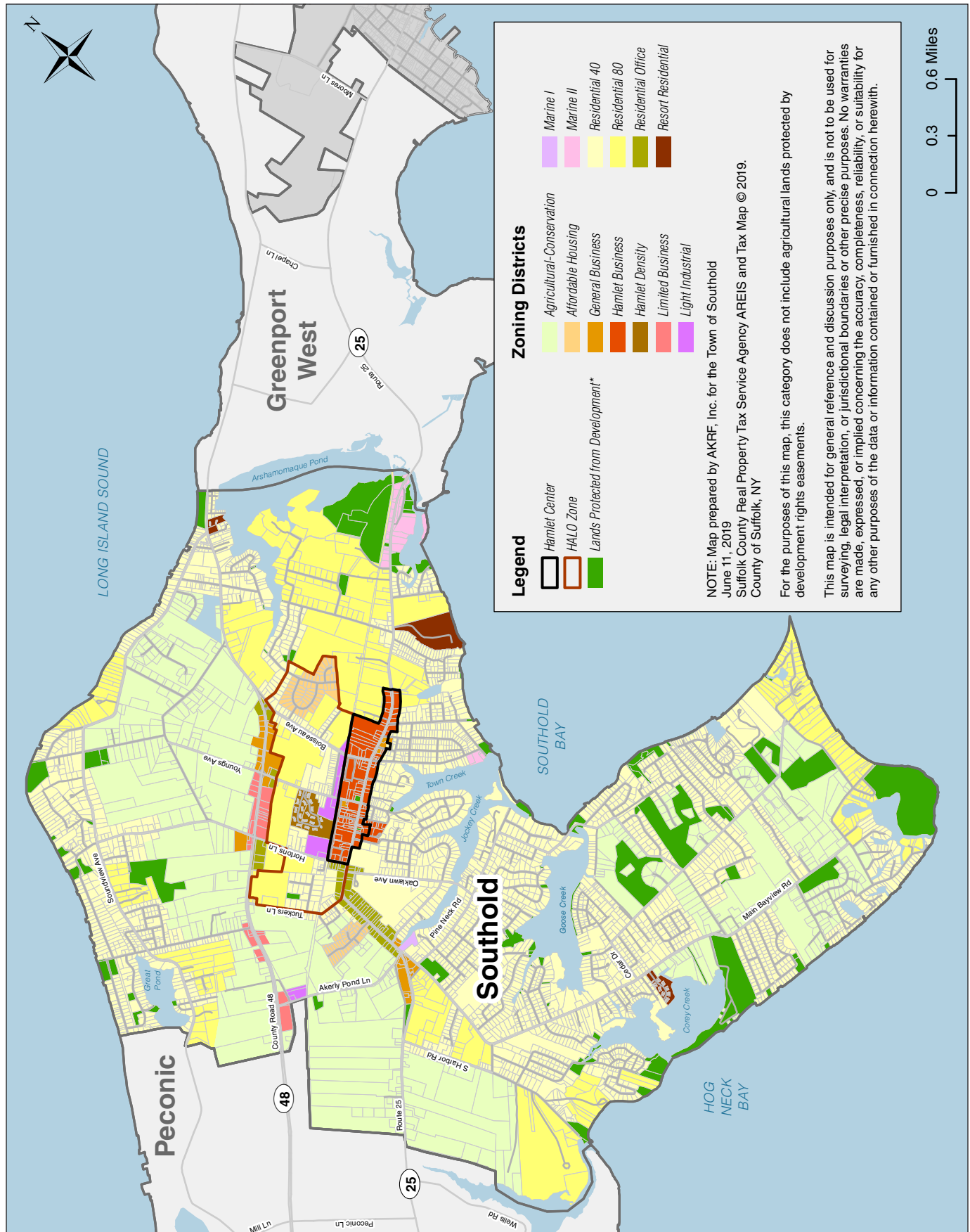


Table 3.13 Area of Zoning Districts by Hamlet (Acres)*

Zoning District	Cutchogue	East Marion	Fishers Island	Greenport West	Mattituck/Laurel	New Suffolk	Orient	Peconic	Southold	Grand Total
AC	3,115	0	0	0	2,817	40	0	1,152	1,544	8,668
AHD	0	0	1	21	5	0	0	0	45	72
B	29	0	13	6	67	0	3	6	29	154
HB	27	1	2	0	36	4	2	5	71	148
HD	7	0	7	137	0	0	1	0	2	154
HP	0	0	0	0	0	0	0	0	0	0
LB	14	1	10	14	26	0	0	7	30	102
LI	100	0	0	18	17	0	0	5	21	161
LIO	66	0	0	13	0	0	0	0	0	79
MI	3	0	0	0	6	3	2	0	2	17
MII	0	15	0	29	37	3	7	0	19	111
PIC	0	0	0	0	0	0	437	0	0	437
PIR	0	0	0	0	0	0	155	0	0	155
R-120	0	0	686	0	0	0	0	0	0	686
R-200	0	0	0	0	0	0	343	0	0	343
R-40	1,120	585	88	447	1,466	134	362	241	1,618	6,062
R-400	0	0	245	0	0	450	365	0	0	1060
R-80	553	270	287	401	1,196	14	1,019	471	792	5,002
RO	10	0	0	5	25	0	0	6	41	86
RR	15	4	0	38	0	1	0	4	22	83

* Lands used for transportation (roads, drainage), wetlands, protected open space, and underwater lands are not included in the zoning district total acreages, except R-400 includes protected lands because most R-400 zoned land is preserved open space or owned by government entities. A full description of each zoning district can be found online at <http://ecode360.com/SO0452?needHash=true>.

Zoning district abbreviations are as follows:

AC – Agricultural Conservation

AHD – Affordable Housing District

HD – Hamlet Density

B – General Business

HB – Hamlet Business

HP – Historic Preservation

LB – Limited Business

LI – Light Industrial

LIO – Light Industrial/Office

MI – Marine I

MII – Marine II

R-40 – Residential 40,000 square feet per lot

R-80 – Residential 80,000 square feet per lot

R-120 – Residential 120,000 square feet per lot

R-200 – Residential 200,000 square feet per lot

R-400 – Residential 400,000 square feet per lot

RO – Residential Office

RR – Resort Residential

PIR – Plum Island Research

PIC – Plum Island Conservation

Figure 3.24 Southold Town Land Use Map

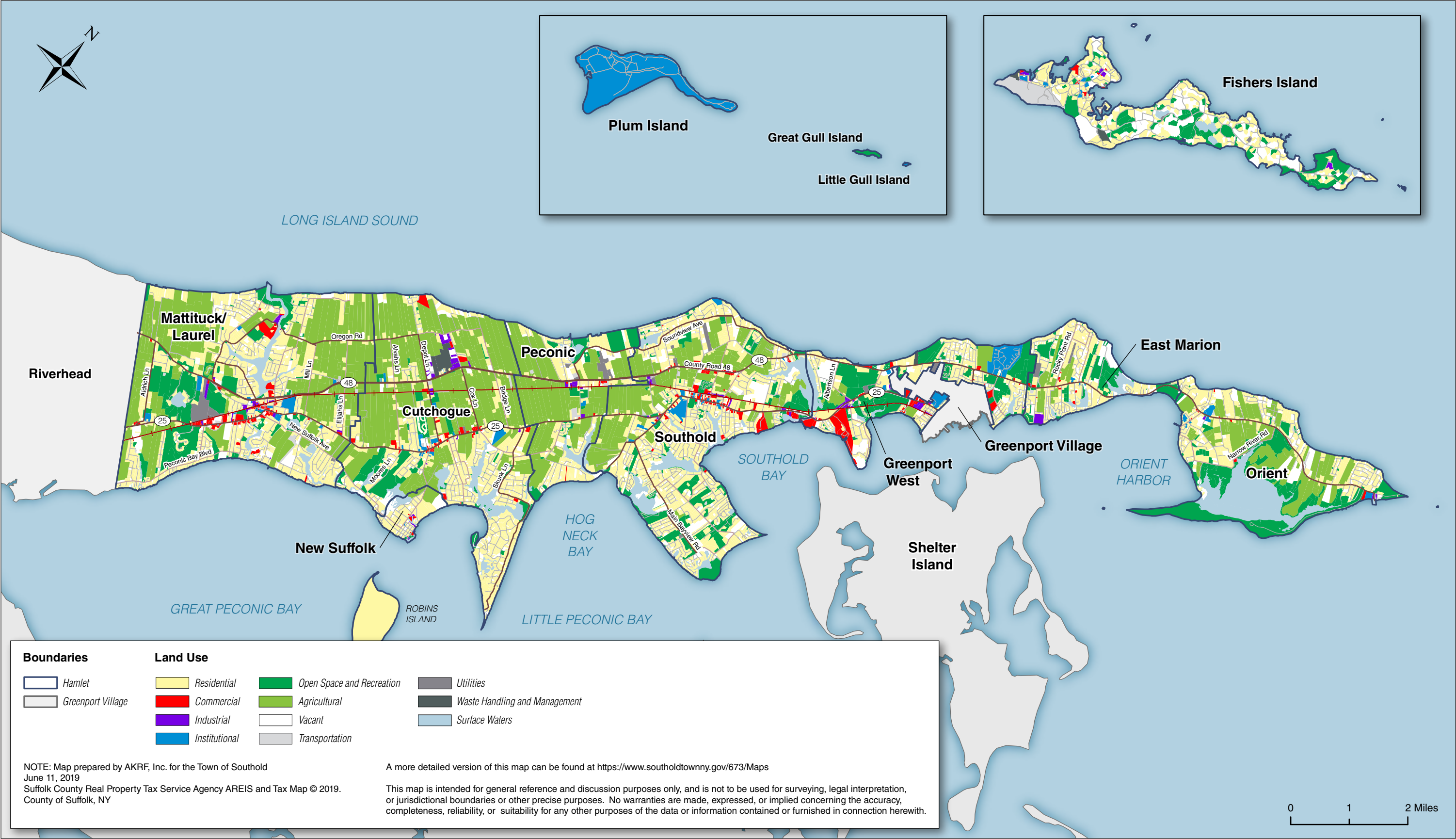


Figure 3.25 Southold Town Zoning Map

